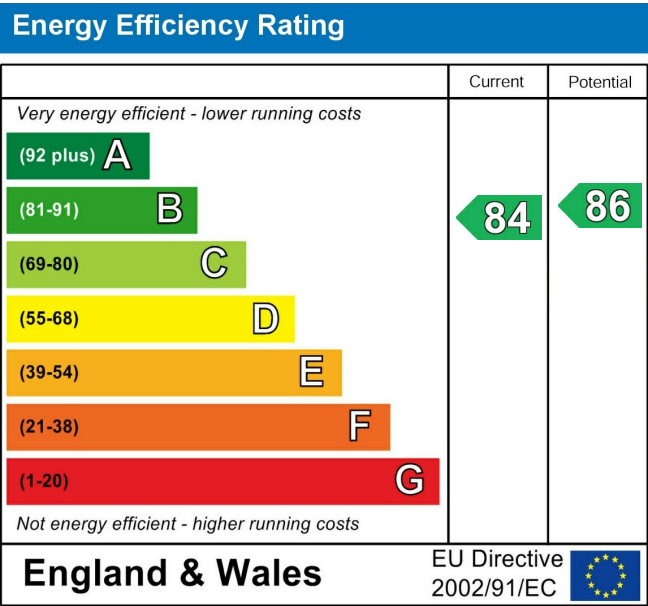
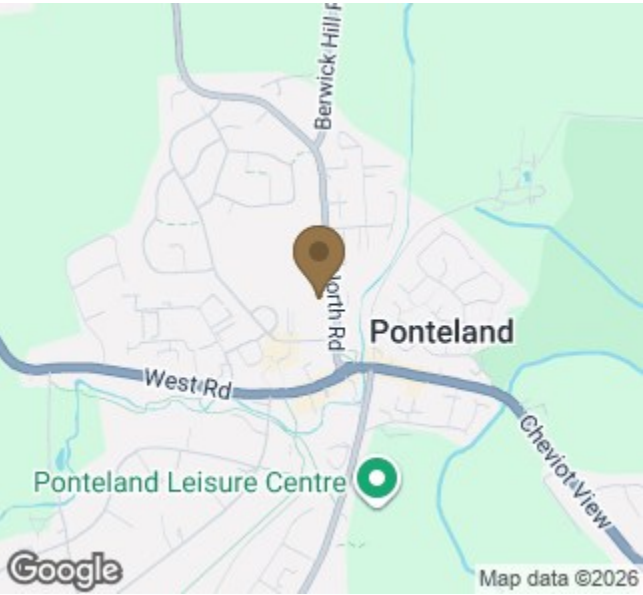
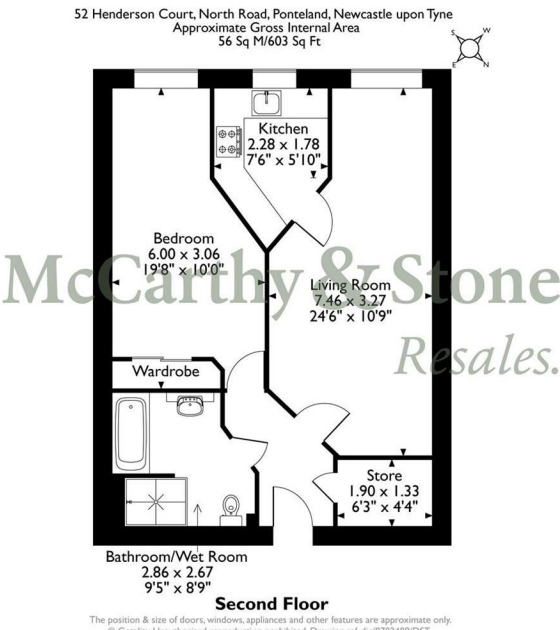




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



52 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY

1 1 **Council Tax Band: D**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 52 Henderson Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well-presented west-facing second-floor apartment
- Attractive views over the communal gardens
- Spacious lounge with dedicated dining area
- Modern fitted kitchen with integrated appliances
- On-site restaurant and homeowners' lounge
- Landscaped gardens and guest suite
- Estates Manager and 24-hour emergency support
- CQC-registered care team on site 24 hours a day
- Flexible, bespoke care packages available
- Part-exchange scheme available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

52 Henderson Court, Newcastle Upon Tyne

 1 |  1 | Asking price £125,000

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Henderson Court

Henderson Court is a McCarthy Stone Retirement Living Plus development for the over 70s, comprising 59 one and two-bedroom apartments. Facilities include an on-site restaurant, homeowners' lounge, landscaped gardens, guest suite, laundry, hobby room, scooter storage and two lifts. Residents also benefit from an Estates Manager, organised activities and a 24-hour emergency call system.

Local Area

Henderson Court is ideally situated on North Road in the historic village of Ponteland, close to local shops, supermarkets, healthcare facilities and eateries. The village also offers a leisure centre, swimming pool and numerous clubs and societies, with Newcastle city centre and the Metrocentre within easy reach.

Entrance Hall

The front door opens into a spacious entrance hall with a 24-hour emergency pull cord, illuminated switches, smoke detector and secure entry intercom. Doors lead to a walk-in storage/airing cupboard, lounge, bedroom and bathroom.

Lounge

A spacious lounge with room for dining and a feature electric fire with a stone-effect surround. Includes TV and telephone points, two ceiling lights, fitted carpet and raised power sockets. A partially glazed door leads to the separate kitchen.

Kitchen

Modern fitted kitchen with wood-effect units, tiled flooring and an electrically operated window overlooking the communal gardens. Integrated appliances include an oven, ceramic hob, extractor hood, fridge and freezer. Further features include under-unit lighting, ceiling spotlights and an emergency pull cord.

Bedroom

Beautifully decorated bedroom with a west-facing window and mirrored fitted wardrobe. Further features include TV and telephone points, fitted carpet, raised power sockets and an emergency pull cord.

Bathroom

Fully tiled bathroom with anti-slip flooring, a level-access shower, bath with handrail, WC and vanity washbasin. Further features include a heated towel rail, illuminated mirror with shaving point, extractor fan and emergency pull cord.

Service Charge

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Intruder alarm system

Additional services including care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £10,247.69 for the financial year ending 31st March 2027.

Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st June 2011
Ground rent: £435 per annum
Ground rent review: 1st June 2026
Managed by: Your Life Management Services

Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

