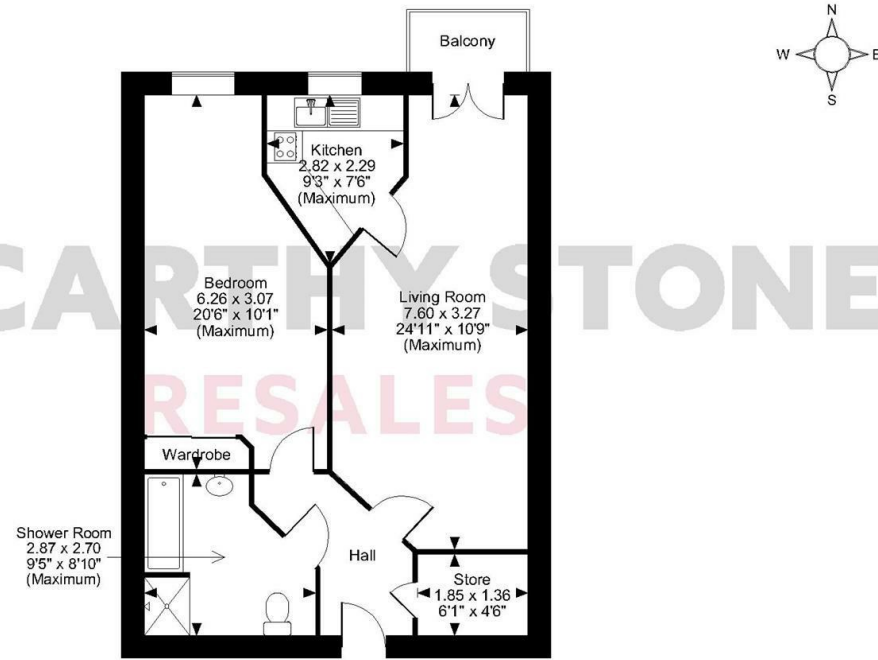


Henderson Court, North Road Ponteland, Newcastle upon Tyne
 Approximate Gross Internal Area
 626 Sq Ft/58 Sq M
 Balcony external area = 21 Sq Ft/2 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

19 Henderson Court

North Road, Newcastle Upon Tyne, NE20 9GY

PRICE REDUCED



PRICE REDUCTION

Asking price £150,000 Leasehold

A DELIGHTFUL one bedroom FIRST FLOOR with BALCONY apartment OVERLOOKING THE GARDENS at the front of the development situated within a McARTHUR STONE Retirement Living Plus development benefitting from an ON-SITE RESTAURANT, ESTATE MANAGER and offering quality care services delivered by McARTHUR STONE experienced CQC registered Estates team. The apartment benefits from NEWLY FITTED CARPETS

Call us on 0345 556 4104 to find out more.

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Henderson Court, North Road, Ponteland,

1 Bed | £150,000

PRICE
REDUCED

Summary

Henderson Court was built by McCarthy & Stone, a purpose built for retirement living plus development consisting of 59 one and two-bedroom retirement apartments for the over 70s. There is an Estates Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Henderson Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply).

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Living Room

Double opening doors to balcony, feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap with window over. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Ceiling lights, fitted double mirror fronted wardrobes. TV and phone point.

Bathroom

Fully tiled and suite comprising panel enclosed bath, walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge (breakdown)

- Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

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 House Manager.

Service charge: £9,683.95 per annum (per financial year ending 31st March 2026)

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease Length: 125 years from 2011

Ground Rent: £435 per annum

Ground Rent review: Jun-26

Additional Information and Services

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

