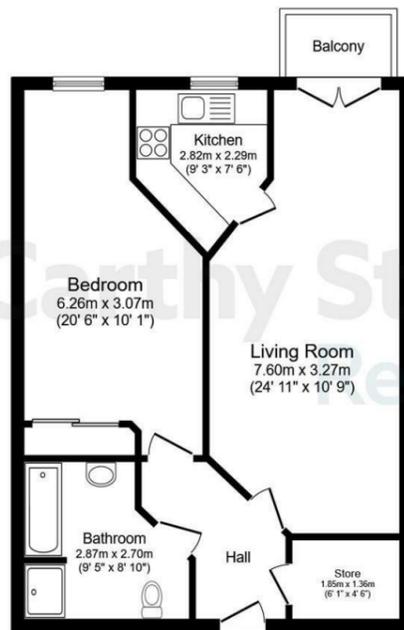


27 Henderson Court

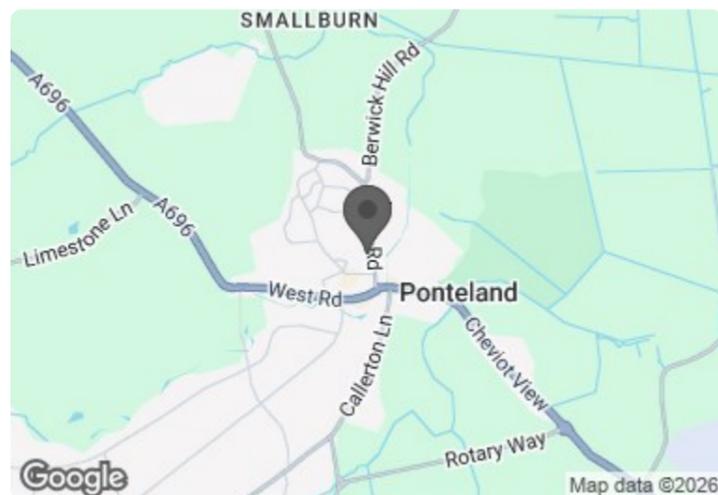
North Road, Newcastle Upon Tyne, NE20 9GY

PRICE REDUCED



Total floor area 58.3 sq.m. (628 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

PRICE REDUCTION

Price £100,000 Leasehold

Set within the sought-after Henderson Court development in Ponteland, this delightful retirement apartment is designed for those aged 60 and over. It features a comfortable double bedroom, a modern bathroom, and a bright, welcoming reception room.

Enjoy the outdoors from your private walk-out balcony, which overlooks the beautifully maintained communal gardens – an ideal space for relaxation and socialising.

This is a wonderful opportunity to join a friendly and secure retirement community, with local amenities just a short distance away.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Henderson Court, North Road, Ponteland,

1 Bed | £100,000

PRICE  
REDUCED

## 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 that can assist with service charges or living costs.
- 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 speak with our Property Consultant today.

## Summary

Henderson Court was purpose-built by McCarthy Stone to support independent retirement living plus, previously known as assisted living. The development comprises 59 thoughtfully designed one and two-bedroom apartments, exclusively for the over 70s.

Residents benefit from the reassurance of an on-site Estates Manager and a 24-hour emergency call system, with personal pendant alarms and bathroom call points providing added peace of mind.

In addition to the comfort and privacy of your own home, Henderson Court offers a vibrant and welcoming community. The spacious homeowners' lounge is

perfect for socialising, whether you're meeting friends, attending one of the many resident-led activities, or simply enjoying a change of scenery. It's also a wonderful setting to host family and friends for special occasions.

A key feature of Henderson Court is the on-site table-service restaurant, open daily and serving freshly prepared, nutritious lunches at affordable prices. Guests are welcome, and special dietary requirements can be catered for. A private function room is also available for celebrations, and a communal computer is on hand for resident use.

Additional amenities include beautifully maintained landscaped gardens and a well-appointed guest suite for visiting family or friends (additional charges apply).

## Entrance Hall

The front door, fitted with a security spy hole, opens into a spacious entrance hall where the 24-hour Tunstall emergency response pull-cord system is conveniently located. The hallway also features an illuminated light switch, smoke detector, and a secure door entry system with intercom for added peace of mind. A generous walk-in storage/airing cupboard provides practical space. Doors from the hall lead to the living room, both bedroom, and the bathroom.

## Living Room

The living area features a stylish fireplace with an inset electric fire, along with TV and telephone connection points. There are two ceiling lights, fitted carpets, and raised electric sockets for ease of use. Partially glazed double doors lead through to a separate kitchen.

## Kitchen

The kitchen is fully fitted and features a tiled floor,

stainless steel sink with mono block lever tap, and under-pelmet lighting. Integrated appliances include a built-in oven, ceramic hob with extractor hood, and a fridge and freezer, all designed for modern convenience.

## Bedroom One

Ceiling lights, walk-in wardrobe. TV and phone point.

## Bathroom

The bathroom is fully tiled and fitted with a modern suite comprising a walk-in shower, separate bath, WC, and a vanity unit with inset sink and mirror above.

## 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.

## 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 (for financial year end 31/03/2026).

## Lease Information

Lease Length: 125 years from 2011  
Ground Rent: £435 per annum  
Ground Rent review: 2026

## Additional Information & Services

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

