







3



1



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- Penthouse Apartment
- Three Double Bedrooms
- En-Suite Facility
- Double Glazing
- Great Location
- Stunning Home
- Private Balcony
- Electric Heating
- Leasehold Property
- Viewing Recommended







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/W287AxZL8jQ> \*\***

This stunning three double bedroom penthouse apartment is situated in the heart of East Boldon village and must be viewed to appreciate the size and standard of accommodation on offer.

The property is in a great location; close to excellent transport links including Boldon Metro station and local bus links and it is also within easy reach of a wide variety of local amenities including sporting facilities, parks, shops, and restaurants.

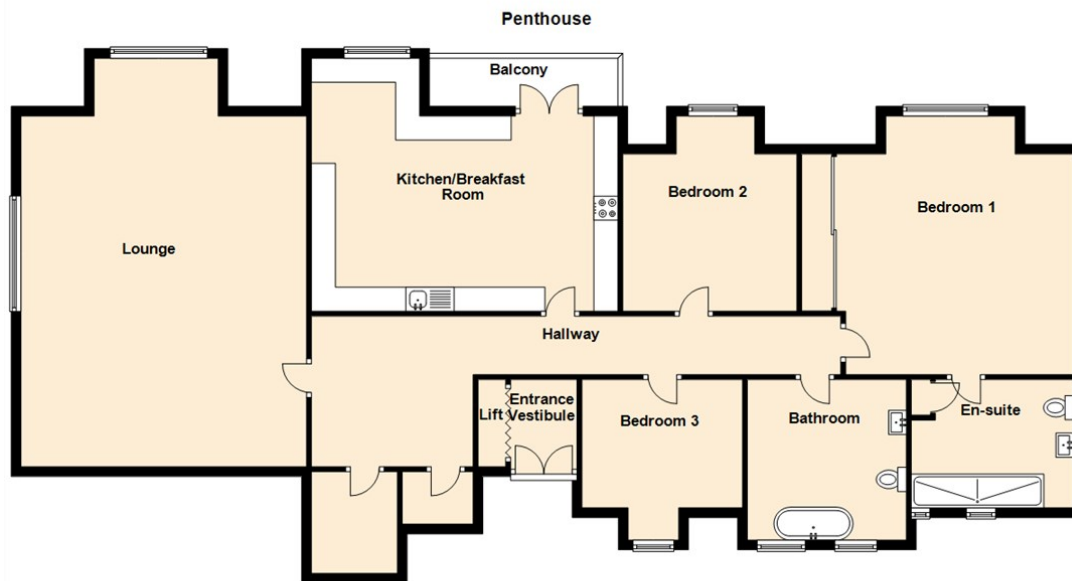
Internally the property briefly comprises:- communal entrance with private lift access to the entrance vestibule, entrance hallway, double doors opening to an impressive lounge/diner with a bay window, log burner, and striking feature spotlight ceiling, and a contemporary kitchen with fitted units, some integrated appliances, and door out to the balcony. There are three double bedrooms; all with feature bay windows and the main with fitted wardrobes and a spacious modern en-suite facility. There is also a lavish bathroom with a free-standing bath and Velux windows. The property benefits from electric heating and double glazing. Externally there are communal gardens and allocated parking.

We anticipate a high level of interest on this fabulous property. For more information and to book a viewing please call our Low Fell team on 0191 487 0800.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*E\*



Lounge 19'5" x 23'11" (5.92 x 7.29)

Kitchen 20'10" x 10'4" (6.37 x 3.16)

Bedroom One 14'6" x 19'0" (4.42 x 5.80)

Bedroom Two 10'7" x 11'8" (3.25 x 3.58)

Bedroom Three 9'1" x 13'5" (2.77 x 4.10)

Covid-19 Viewing Guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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	

## The difference between house and home

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