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**42 Pinfold Court, Cleadon, Tyne and Wear SR6 7RE**

**£139,950**

This 2 double bedroom, first floor, Leasehold apartment is one of the two largest within this secure living development for the over 60's. A highly sought after property with a corner location overlooking the beautiful landscaped gardens. Situated within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. Offering ready to move into, spacious accommodation, this superb property must be viewed internally to fully appreciate the size of accommodation on offer. A delightful home which briefly comprises: Spacious 'L' shape Hallway, 17ft 7 Living/Dining Room, fitted Kitchen with some integrated appliances, Bathroom and 2 Double Bedrooms, the Master having the benefit of an En-suite Wet Room. The property also has the benefit of double glazing, secure entry system and electric heating together with communal facilities including: Laundry, Lounge with Kitchen facilities, Gardens, Car Parking and House Manager. There is also a guest suite for family and friends who require an overnight stay, subject to availability. Council Tax Band C

## Lower Ground Floor

### First Floor

### Apartment

### Hallway



Spacious entrance hall with doors leading to all principal rooms. A large storage cupboard houses a hot water cylinder tank and a further cupboard provides additional storage space.

### Living/Dining Room

14'5" x 17'7" (4.41 x 5.38)



Natural light flows into this room from double doors with Juliette balcony. One of the main focal points of this room is a traditional fire surround and hearth with inset electric fire. This room also has the benefit of plaster work coving to the ceiling and wall mounted electric heater. Double doors open to reveal the Kitchen.

### Living/Dining Room



### Kitchen

5'8" x 6'6"/1.75 x 2/23)



Fitted with a range of floor and wall cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood, fridge and freezer. There is also a double glazed window with views over the gardens. Plaster work coving to the ceiling and splash back tiling to the walls complete this room perfectly.

### Bedroom 2

10'3" x 13'8" (3.14 x 4.19)



The neutral decor of this double bedroom is complimented by a double glazed window with views over the landscaped gardens. There is also plaster work coving to the ceiling and a wall mounted electric heater provides background heating.

## Bedroom 2



## En-suite Wet Room 5'9" x 6'4" (1.77 x 1.95)



## Master Bedroom 17'6" x 10'1" (5.34 x 3.09)



Leading from the Master Bedroom facilities of this room include a wash hand basin set into a vanity unit also providing storage space, close coupled w.c. and shower. There is also an extractor fan and splash back tiling to the walls.

## Bathroom 7'3" x 6'4" (2.22 x 1.94)

Offering the perfect place to relax, this room is fitted with a wash hand basin set into a vanity unit also providing storage space, close coupled w.c. and panelled bath with shower over. This room also has the benefit of an extractor fan, electric heater and splash back tiling to the walls.

## Communal Entrance



The spacious Master Bedroom is fitted with a comprehensive range of fitted wardrobes providing hanging and storage space, as well as overhead cabinets and drawers offering further storage space. A double glazed window overlooks the beautiful gardens and a wall mounted heater provides back ground heating. This room also has plaster work coving to the ceiling.

Accessed via secure entry system, the communal entrance is situate on the lower ground floor level of the development with access to the residents parking to the front. The Residents' Lounge, Kitchen Area offering tea and coffee making facilities, Laundry and the House Manager's office are all accessed via this room. There is also lift and staircase access to the upper floor.

## Master Bedroom



## Residents Lounge



## Residents Kitchen

### Exterior

The communal grounds are well maintained, with lawned areas, mature trees and shrubs provide a secure environment to sit and relax in the various seating areas, there is also a feature pond. A car park providing off street resident parking located close to the entrance.



# First Floor

Ap (prox): 7.7.2 sq. meters & 82.0.6 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	84
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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