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

**Offers Around £92,500**

This double bedroom apartment offers direct access to the landscaped communal gardens and West Park Road entrance via a doors from the Living Room. Located within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. This delightful leasehold, Ground Floor property sits within this desirable secure development for the over 60's, and offers double glazing, secure entry system and electric heating. There is a communal reception and residents' lounge with kitchen facilities. A lift and staircase give access to upper floors. There is also a House Manager on site and guest suite (subject to availability) for family and friends. Offering ready to move into accommodation with a neutral decor this apartment briefly comprises; Entrance Hall, Living Room with doors leading to landscaped gardens, Kitchen fitted with a range of cabinets plus a selection of integrated appliances, a double Bedroom with fitted wardrobes and stylish Shower Room. Council Tax Band B. EPC rating C

## Lower Ground Floor

### Communal Entrance



Accessed via secure entry system, the communal entrance is situated on the lower ground floor level of the development with access to the residents parking to the front. There is also lift and staircase access to the upper floors.

### Residents' Lounge



The Residents' Lounge and Kitchen Area offer tea and coffee making facilities, Laundry and the House Manager's office are all accessed via the Communal Entrance.

## Ground Floor

### Apartment

#### Entrance Hall

Doors lead from the entrance hall providing access to all principal rooms. This room also offers coving to the ceiling and a wall mounted electric heater. There is also a built in cupboard providing storage space and housing the central heating boiler.

## Living / Dining Room

10'5" x 22'8" (3.19 x 6.92)



One of the main focal points of this room are the window and double doors which open to reveal direct access to the landscaped gardens and entrance off West Park Road. A feature fire surround with inset electric fire and a wall mounted electric heater provide background heating. Double doors provide access to the Kitchen. This room also has the benefit of plaster work coving to the ceiling and secure entry system. Fitted cabinets provide storage space.

### Living Room



### Dining Area



## Kitchen

7'4" x 8'2" (2.26 x 2.50)



The neutral decor in this room is complemented by a stylish unit with cupboard space, close coupled w.c. and walk in shower enclosure. The calming feel of this room is enhanced by an extractor fan and tiling to the walls.

## Double Bedroom

9'3" x 15'7" (2.82 x 4.76)



This spacious double bedroom has a double glazed window and wall mounted electric heater. A range of fitted wardrobes provide hanging and storage space. There is also plaster work coving to the ceiling.

## Shower Room



Facilities of this room include a wash hand basin set into vanity unit with cupboard space, close coupled w.c. and walk in shower enclosure. The calming feel of this room is enhanced by an extractor fan and tiling to the walls.

## 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.

## Communal Gardens





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(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>		
<i>Not energy efficient - higher running costs</i>		
<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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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