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

**£115,000**

This two double bedroom, Leasehold apartment is located on the second floor of this desirable secure living development for the over 60's. Conveniently located in the heart of Cleadon Village, close to all local amenities, shops and a short drive from East Boldon Metro station. Double glazed, 24/7 emergency call system and electric heating (benefiting from efficient night rate energy). Parking facilities, a House Manager, main door intercom/security on entry connected to each individual property. Each home has its own front door maintaining privacy in what is a very friendly development. A smart communal reception and residents lounge with dedicated kitchen facilities for coffee mornings and social events for those wishing to take part. This beautiful apartment offers ready to move into accommodation and briefly comprises: Entrance Hall with large storage cupboard, 19ft Living/Dining Room with double doors which open to reveal a stylish fitted Kitchen with some integrated appliances, 2 spacious Double Bedrooms both offering fitted wardrobes and a stylish Shower Room. Offered with vacant possession this apartment must be viewed to appreciate the size of the living accommodation on offer. Council Tax Band C.

### Lower Ground Floor

Residents' Lounge and Kitchen facilities. Access to Laundry and bin store. House Manager's office, guest w.c. plus lift and staircase access to upper floors.

### 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. 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.

### Residents Lounge

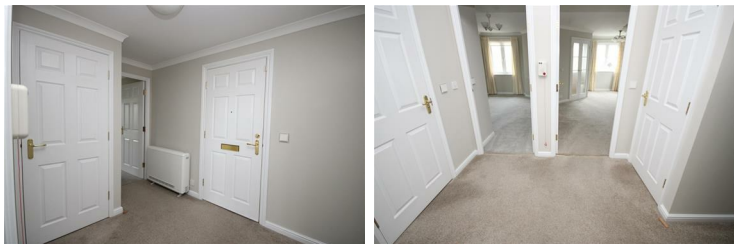


Offers Residents a welcoming space to meet guests or fellow residents.

### Second Floor

### Apartment

### Entrance Hall



The spacious entrance hall has doors leading to all principal

rooms. A built-in cupboard provides storage space and also houses the hot water circulating tank. A wall mounted electric heater provides background heating.

### Living/Dining Room

10'5" x 19'3" (3.2 x 5.88)



Upon entering this room you will notice the double glazed window to the dining area which offers views over the landscaped gardens and beyond. The neutral colour scheme is complimented by plaster work coving to the ceiling, recessed lighting and an electric wall mounted heater. Double doors open reveal the Kitchen.

### Living/Dining Room



### Views



### **Kitchen**

7'7" x 8'3" (2.33 x 2.52)



The neutral decor in this room is complemented by a range of fitted floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob with extractor hood over, fridge and freezer. There is also a double glazed window, splash back tiling to the walls and coving to the ceiling.

### **Bedroom 1**

13'5" x 15'1" (4.09 x 4.6)



This spacious double bedroom is located at the front of the property and offers a double glazed window. Background heating is provided by a wall mounted electric heater, there is also plaster work coving to the ceiling.

### **Bedroom 1**



### **Shower Room**

5'6" x 6'9" (1.70 x 2.07)



Facilities of this room include a walk in shower enclosure, close coupled w.c. and wash hand basin set into a vanity unit also providing cupboard space. There is splash back tiling to the walls and contrasting flooring. Background heating is provided by a wall mounted electric heater.

### **Bedroom 2**

9'2" x 13'5" to robes (2.80 x 4.11 to robes)



Currently being used as a second reception room, this double bedroom has a double glazed window and wall mounted electric heater. Mirror fronted fitted wardrobes provide hanging and storage space. There is also plaster work coving to the ceiling.

### **Bedroom 2**



## Exterior



The communal grounds are well maintained, with lawned areas, mature planted borders, a feature pond and various seating areas. There is a car park providing off street resident parking located close to the main entrance.

## History



## Second Floor

Approx. 102.5 sq. metres (1101 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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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