



LINDA LEARY

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: info@lindaleary.co.uk www.lindaleary.co.uk



27 Malvern Court, Cleadon Village, Tyne and Wear SR6 7RG

£79,950

This two bedroom, Leasehold apartment is located on the first floor of this desirable secure living development for the over 55's and offers a southerly aspect. Situated within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. This delightful property also offers double glazing, security alarm system, electric heating and designated/owned parking space. There is a communal reception, residents sitting room with kitchen facilities, lift and staircase access to upper floors plus House Manager. There is also a guest suite for family and friends who require an overnight stay, subject to availability.

The spacious living accommodation briefly comprising; Entrance Hall with 2 built in storage cupboards, 14ft Living Room with doors leading to the Kitchen which is fitted with a range of cabinets and some integrated appliances, stylish Shower Room and 2 Bedrooms, the master with fitted wardrobes. This property must be viewed to appreciate the accommodation on offer. Council Tax Band B

Ground Floor

Communal Entrance

Accessed via the car park and gardens a secure entry system to all apartments provides access to the communal Entrance. The Residents' Lounge, Kitchen Area offering tea and coffee making facilities and the House Manager's office are all accessed via this room.

Residents' Lounge



With lift access to the upper floor.

First Floor

Hallway

Entrance to this delightful apartment is via a door which opens to reveal the hallway and further doors lead to all rooms. Heating is provided by a wall mounted electric radiator and two built in cupboards provide storage space.

Living Room

16'1" x 9'11" (4.92 x 3.04)



Natural light floods into this spacious room from a double glazed window to the front elevation. The focal point of this room is a traditional style fire surround with inset electric fire. There is also decorative plaster work coving to the ceiling and secure entry system. Sliding doors open to reveal the Kitchen.

Living Room



Kitchen

6'0" x 10'1" (1.85 x 3.08)



The neutral decor in this room is complemented by a range of fitted floor, wall and drawer cabinets with inset 1.5 bowl sink unit and contrasting work surfaces. Integrated appliances include a 2 ring electric hob, oven, fridge freezer and washer/dryer. There is also an extractor fan, splash back tiling to the walls and contrasting flooring.

Bedroom 1

9'3" x 13'7" (2.82 x 4.15)



This spacious double bedroom offers a double glazed bow window with a southerly aspect. Background heating is provided by an electric radiator, and there is also coving to the

ceiling. Fitted wardrobes provide hanging and storage space. There is also a wall mounted T.V.

Shower Room

6'2" x 9'2" (1.88 x 2.81)



Facilities of this room include a walk in shower enclosure, close coupled w.c. and pedestal wash hand basin. This room also has the benefit of an extractor fan, splash back tiling to the walls and contrasting flooring. Background heating is provided by a ladder style heated towel rail. A shaver socket and built in cupboard with mirrored bathroom cabinet above complete the calming feel of this room.

Bedroom 2

7'4" x 10'6" (2.26 x 3.21)



Currently being used as a dining room, this room features a double glazed window, coving to ceiling and wall mounted electric heater.

External



The communal landscaped grounds are well maintained, with lawned areas, mature trees and shrubs providing 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.

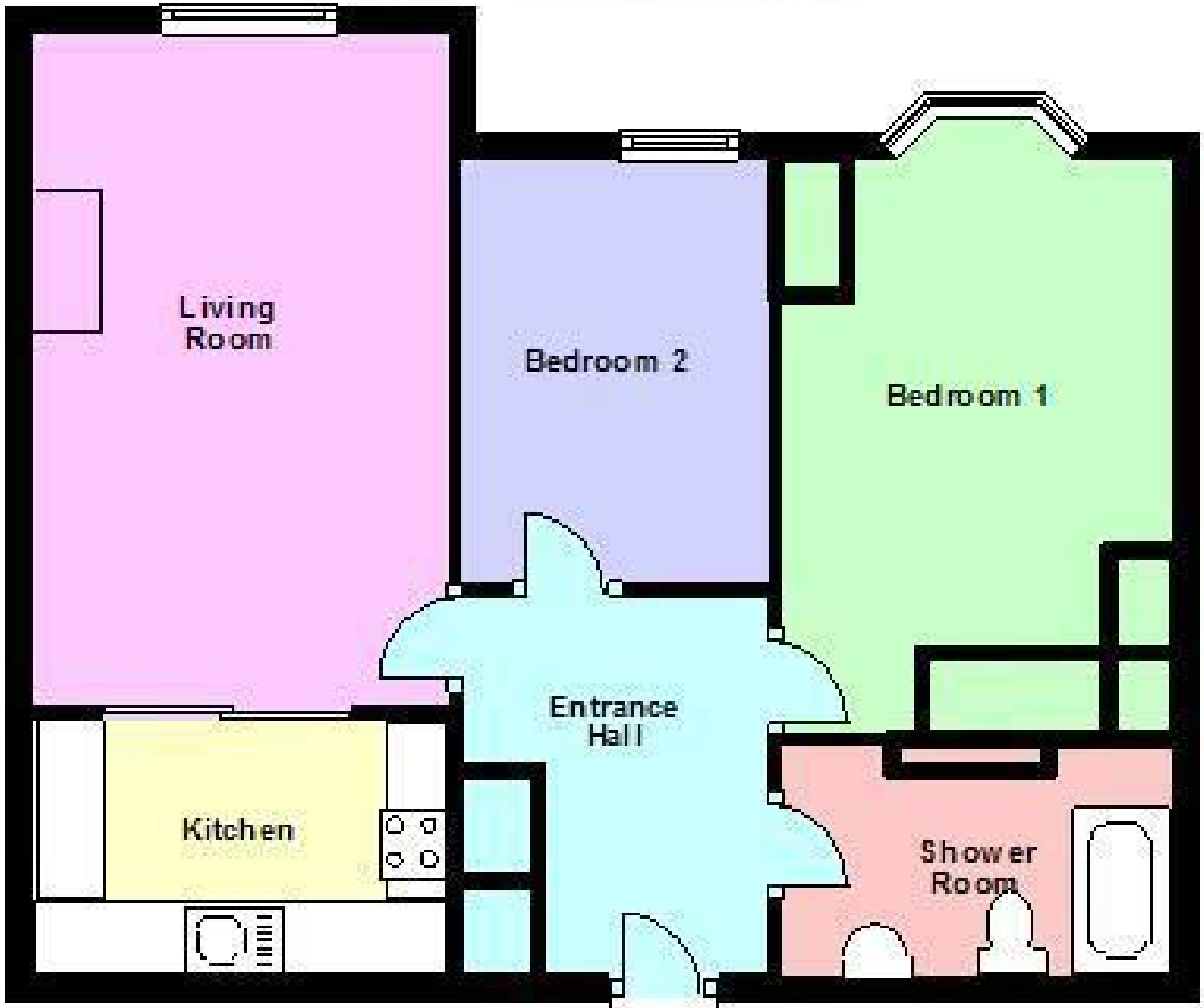
Designated Parking Bay

There is a designated parking bay for this apartment.



Ground Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	83
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.