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£62,500

This double bedroom, second floor, leasehold apartment, is ideally situated for East Boldon local shopping facilities and a short walk from the Metro station. This desirable secure living development apartment must be viewed internally to fully appreciate the accommodation on offer. A delightful home which briefly comprises: Hallway, Living/Dining Room, fitted Kitchen, Shower Room and Double Bedroom with fitted wardrobes. The property also has the benefit of double glazing and electric heating together with communal facilities including: Laundry, Lounge with Kitchen facilities, Gardens, Car Parking and House Manager. Council tax band B.

Second Floor Apartment

Communal Reception

Having Residents' Lounge and Kitchen with tea and coffee making facilities, lift and staircase access to upper floors. Corridor leading to communal Laundry facilities. House Manager's Office.

Entrance Hall



Entrance hall with door leading to all principal rooms. Large storage cupboard housing hot water cylinder tank.

Lounge/Dining Room

15'10" x 17'7" (4.83 x 5.37)



Natural light flows into this room from 2 double glazed windows. This room has the benefit of plaster work coving to the ceiling with t-fall ceiling to the window, wood effect fire surround with hearth and electric fire in-situ, there is also heating via a wall mounted electric heater. Door leading to the Kitchen.

Lounge/Dining Room



This area has a UPVC double glazed window.

Kitchen

9'6" x 7'0" (2.91 x 2.14)



Fitted with a range of floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces, there is an integrated oven and hob with extractor hood. Having plaster work coving to the ceiling, extractor fan. and splashback tiling to the walls.

Kitchen



Double Bedroom

8'9" x 13'6" (2.68 x 4.13)



This spacious double bedroom offers a double glazed window and wall mounted electric heater. The decor of this room is complemented by the plaster work coving to the ceiling. Wardrobes provide hanging and storage space.

Communal gardens with mature planting and various seating areas. Secure gated private off street parking with exterior lighting.



Double Bedroom



Shower Room

8'5" x 5'1" (2.58 x 1.56)

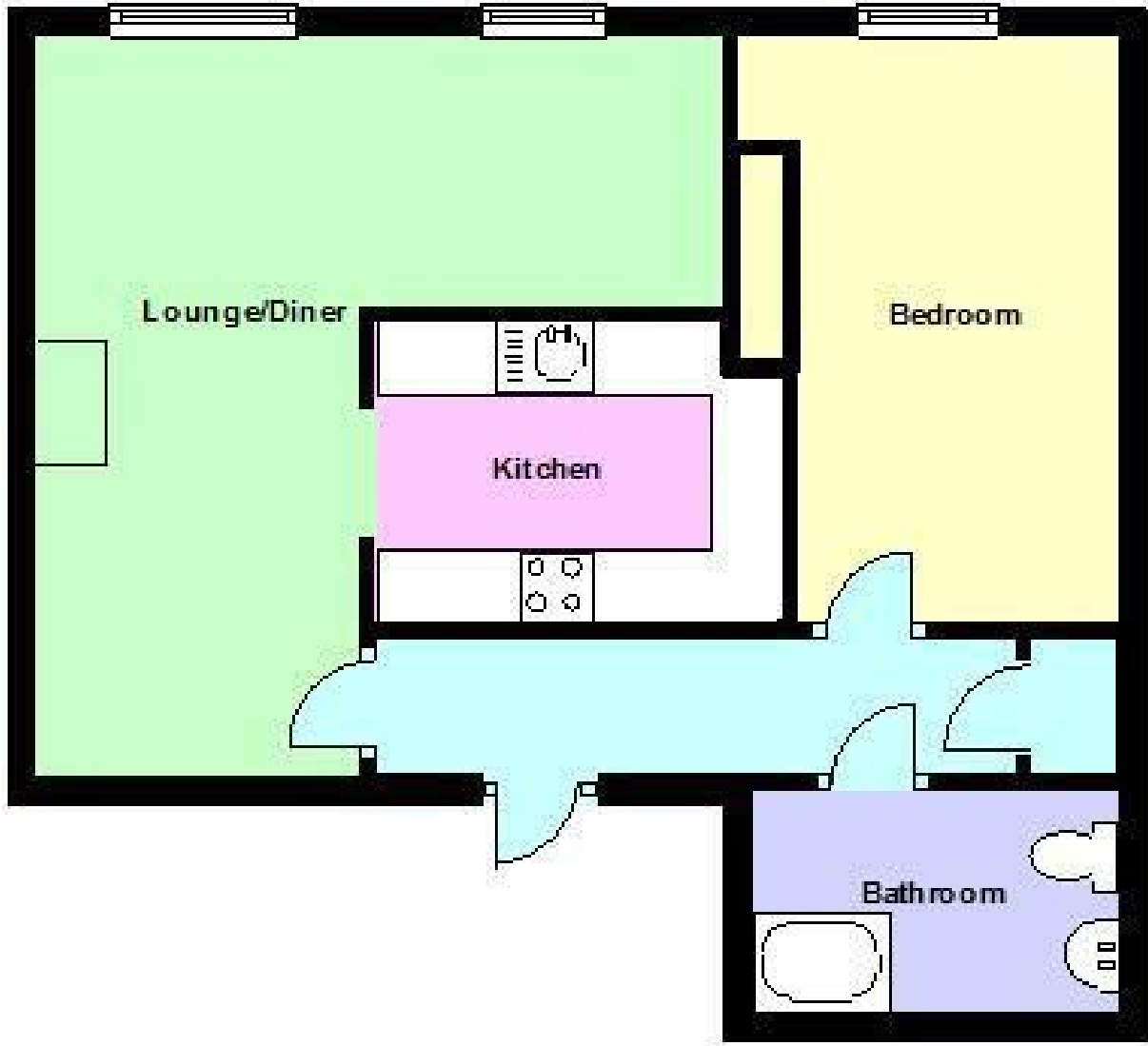


Fitted with a close coupled w.c., pedestal wash hand basin both inset to a vanity unit and a glazed corner shower cubicle. The bathroom suite is complemented by tiling to walls with contrasting tiling to the floor. There is also an electric heater and extractor fan.

Exterior

Second Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	52	
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		
EU Directive 2002/91/EC		

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