



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



12 Foxton Court, Cleadon, Tyne and Wear SR6 7XQ

£229,950

We are delighted to offer to the market this spacious 2 bedroom, first floor apartment which is located within the heart of Cleadon Village, close to local shops, churches, delis, pubs and restaurants. This delightful home offers stylish ready to move into accommodation with a neutral colour scheme and is likely to be popular with a variety of purchasers. Providing accommodation all on one level this superb home briefly comprises, Entrance Lobby, 16ft 'L' shape Living Room with door providing access to the Balcony, Kitchen fitted with a range of cabinets plus some integrated appliances, stylish Shower Room and 2 Bedrooms, the master offering a comprehensive range of wardrobes. Set in private, communal gardens with parking provided by a driveway which leads to a single garage. Offered with vacant possession, viewing is essential to appreciate the spacious living accommodation on offer.

The apartment is Leasehold which will be a 999 year Lease on completion as the sellers are currently in the process of extending the Lease. Council Tax Band C

Ground Floor

Entrance Lobby

Access to this delightful apartment is via a private UPVC entrance door which opens to reveal the entrance hall. A staircase provides access to the first floor. There is also a door which opens to reveal access to the garage.

First Floor

Landing



Doors lead from the landing providing access to all rooms and a UPVC double glazed window offers natural light.

Living Room

16'2" max x 15'10" max (4.94 max x 4.84 max)



Upon entering this room you will be impressed by the double glazed windows which offer views over the mature trees and shrubs. A further focal point of this room is a wall mounted electric fire. The neutral colour scheme is complimented by plaster work coving to the ceiling and a central heating radiator. A door leads from this room onto the Balcony.

Living Room



Balcony



Accessed via the Living Room this is the perfect place to sit and relax.

Kitchen

9'1" x 8'1" (2.78 x 2.48)



The Kitchen is fitted with a range of wall, floor and drawer cabinets with an inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood, dish washer and fridge freezer. Tiling to the walls and laminate flooring along with natural light from a double glazed window to the rear elevation assist the amazing ambience in this room.

Shower Room

5'8" x 7'1" (1.74 x 2.18)



This stylish room offers a walk in shower enclosure, wash hand basin set into a vanity unit also providing storage space and a close coupled w.c. Recessed lighting allows for mood lighting, a central heating radiator plus stylish tiling to the walls and contrasting tiling to the floor complete the calming feel of this room.

Bedroom 1 (Master)

14'9" x 9'6" (4.52 x 2.91)



This spacious double bedroom has 2 double glazed windows to the front elevation with views over mature trees and shrubs in the communal gardens. Fitted wardrobes, overhead cabinets and bedside cabinets provide storage space. This room also has the benefit of carpet to the floor and back ground heating is provided by a central heating radiator.

Bedroom 2

11'5" x 6'2" (3.50 x 1.90)



Located at the front of the property this bedroom has the benefit of a double glazed window with central heating radiator below. This room also offers plasterwork coving to the ceiling.

Exterior

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. Off street parking is provided by a driveway which leads to the garage located beneath the apartment.

Garage



Accessed via an up and over door and door which offers direct access to the apartment Entrance Lobby. There is plumbing for an automatic washing machine, tumble dryer and space for a fridge freezer.

NOTE

The Lease will be a 999 Lease on completion of the property as the current sellers are in the process of extending the current Lease.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(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.