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18 Malvern Court, Cleadon, Tyne and Wear SR6 7RG

£89,950

This two bedroom, Leasehold apartment is located on the ground floor of this desirable secure living development for the over 55's and offers access to gardens via a door from the spacious Living Room. Situated within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. This delightful property also offers double glazing, secure entry system and electric heating. 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, 16ft Living Room with door providing access to the gardens, upgraded fitted Kitchen, stylish Shower Room and 2 Bedrooms.

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.

Apartment

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 2 built in cupboards provide storage space.

Living Room

9'10" x 16'3" (3.01 x 4.96)



Natural light floods into this delightful room from a double glazed window to the front elevation and a door which provides access to the gardens. 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, secure entry system and wall mounted electric radiator. This room flows through to the Kitchen.

Living Room



Kitchen

5'11" x 9'9" max (1.81 x 2.99 max)



The neutral decor in this room is complemented by refitted stylish range of floor, wall and drawer cabinets with inset 1.5 bowl stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, 2 ring hob, extractort hood and dishwasher, there is also space for a fridge freezer. Splash back tiling to the walls and contrasting laminate flooring completes the modern feel of this room perfectly.

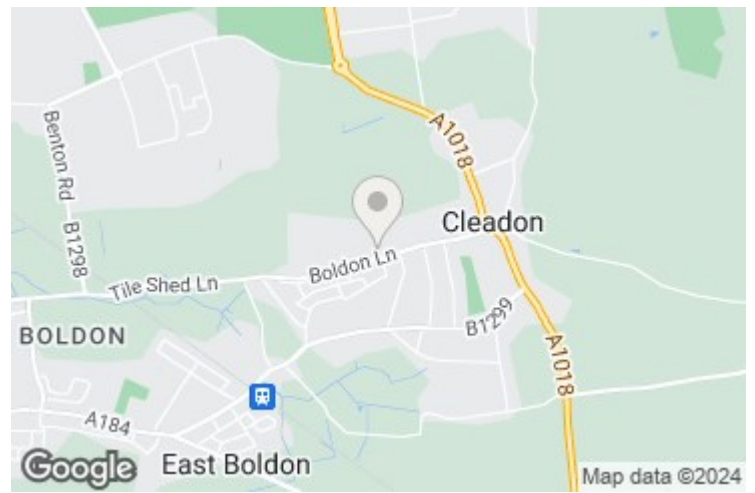
Bedroom 2

6'11" x 10'2" (2.11 x 3.11)



A further bedroom with feature double glazed window and wall mounted electric radiator.

Bedroom 1
8'10" x 13'6" (2.70 x 4.12)



This spacious double bedroom offers a double glazed window with views over the communal gardens. Background heating is provided by an electric radiator.

Shower Room
6'9" x 6'2" (2.08 x 1.89)



Facilities of this stylish room include a walk in shower enclosure, close coupled w.c. and his and hers wash hand basins set into a vanity unit also providing ample cupboard space. This room also has the benefit of an extractor fan, splash back tiling to the walls and contrasting tiling to the floor. Background heating is provided by a ladder style towel rail.

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. A car park providing off street resident parking is located close to the entrance.



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		
	63	74
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

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