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

£110,000

This two double 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 at the front and side 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, security alarm 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 storage cupboard, 14ft Living Room with door providing access to side and front gardens, upgraded fitted Kitchen, stylish Shower Room and 2 Double Bedrooms, both with fitted wardrobes. This property must be viewed to appreciate the accommodation on offer.
Council Tax Band B

Ground Floor

Communal Entrance



Entrance Hall



Resident's Lounge



Apartment

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 a built in cupboard provides storage space.

Living Room

11'7" x 14'7" (3.54 x 4.46)



Natural light floods into this beautiful room from a double glazed window to the front elevation and a door to the side elevation which provides access to the side and front gardens. The focal point of this room is a traditional style fire surround with inset electric fire. There is also decorative plaster work

cooving to the ceiling, secure entry system and wall mounted electric radiator. This room flows through to the Kitchen.

Living Room



Kitchen

6'8" x 11'6" (2.04 x 3.51)



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. There is space for a freestanding cooker, fridge freezer and washing machine. There is also a double glazed window, tiling to the walls and laminate flooring.

Kitchen



Bedroom 1 (Front)

9'1" x 11'10" (2.77 x 3.62)



This spacious double bedroom is located at the front of the property and offers a double glazed window. Background heating is provided by an electric radiator, there is also laminate flooring. Fitted wardrobes and overhead cabinets provide hanging and storage space.

Shower Room

8'11" x 5'6" (2.74 x 1.70)



Facilities of this room include a walk in shower enclosure, raised close coupled w.c. and wash hand basin set into a vanity unit also providing 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.

Bedroom 2 (Side)

10'11" x 8'4" (3.35 x 2.56)



A further double bedroom with feature double glazed window and wall mounted electric radiator. A range of fitted wardrobes and overhead cabinets provide hanging and storage space.

Exterior

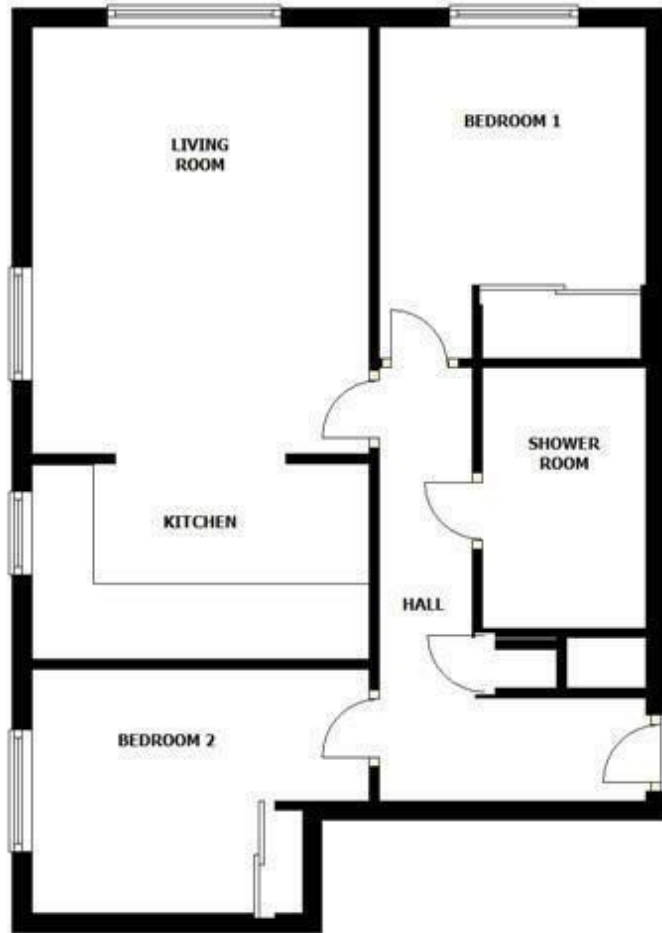


The communal landscaped grounds are well maintained, with lawned areas, mature trees and shrubs providing a secure environment to sit and relax in the various seating areas, there is also a feature pond. A car park providing off street resident parking located close to the entrance.

Gardens



GROUND FLOOR
APPROX. 52.4 SQ. METRES (564.5 SQ. FEET)



TOTAL AREA: APPROX. 52.4 SQ. METRES (564.5 SQ. FEET)
10 MALVERN COURT



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		
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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