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

£65,000

Situated within a popular complex in the centre of Cleadon Village, with its selection of vibrant shops, cafes, pubs and restaurants, this secure living apartment for the over 60s offers excellent access to the local amenities. This smaller and more discrete than the average retirement complex, boasts well maintained communal gardens and residents lounge, House Manager's office and guest apartment available to visiting family and friends for a nightly charge. Situated on the first floor, this spacious Leasehold apartment comprises: Entrance Hall with built in cupboards providing storage space and plumbing for a washing machine, 'L' shape Living/Dining Room with windows overlooking the bridle path to the side of the development, fitted Kitchen with some integrated appliances, a spacious Double Bedroom and a Bathroom. Externally there are communal gardens with a pond and ample seating areas plus this apartment benefits from an allocated parking space within the residents parking area.

Council Tax Band B VIEWING IS HIGHLY RECOMMENDED

Ground Floor

Communal Entrance

Accessed via the car park and gardens a secure entry system to all apartments provides access to the communal Entrance.

Resident's Lounge



The Residents' Lounge, Kitchen Area offering tea and coffee making facilities and the House Manager's office are all accessed via this room.

Apartment

First Floor

Hallway

Entrance to the apartment is via a door which opens to reveal the hallway and further doors lead to all rooms. Two built in cupboards provide storage space and one has the benefit of an automatic washing machine.

Living/Dining Room

16'2" reducing to 11'8" x 16'7" reducing to 10'0" (4.95 reducing to 3.57 x 5.08 reducing to 3.06)



Natural light floods into this beautiful 'L' shape room from two double glazed windows with views over the bridle path to the side of the development. The focal point of this room is a feature fire surround with inset electric fire. This room also has the benefit of decorative plaster work coving to the ceiling, secure entry system, wall mounted electric heater and oak wall unit. This room is open to the Kitchen.

Living/Dining Room



Kitchen

7'10" x 6'0" (2.41 x 1.83)



Leading from the Living Room, the Kitchen is fitted with a comprehensive range of floor, wall, display and drawer cabinets with inset circular stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob and microwave, there is also a freestanding fridge freezer. There is also plaster work coving to the ceiling and splash back tiling to the walls.

Double Bedroom

8'11" x 12'9" (2.73 x 3.91)



This spacious double bedroom offers a feature double glazed bow window and wall mounted electric heater which is

complimented by the neutral decor. Mirror fronted sliding door wardrobes provide hanging and storage space.

Bathroom

7'3" x 5'6" (2.23 x 1.69)



Facilities of this room include a panelled bath with shower over, w.c and wash hand basin set into a vanity unit also providing cupboard space. There is stylish splash back tiling to the walls and contrasting tiling to the floor. Heating is provided by a wall mounted ladder style heated 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 located close to the entrance.

Designated Parking Bay

There is a designated parking bay for this apartment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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