

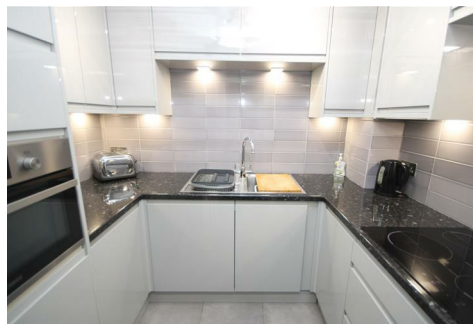


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**34 Malvern Court, Cleadon, Tyne and Wear SR6 7RG**

**£74,950**

We are delighted to offer to the market this superb double bedroom, Leasehold apartment located on the first floor of this desirable secure living development for the over 55's. Situated within close proximity of Cleadon Village centre, with local shops, churches, delis, pubs and restaurants. This amazing home also has the benefit of double glazing, 24/7 emergency call system and instant electric heating. Designated/owned parking space, a House Manager and main door intercom/security on entry connected to each individual property. This beautiful apartment offers ready to move into accommodation having been upgraded by the current vendor and briefly comprises: Entrance Hall with 2 storage cupboards, Living Room with feature fire place and door leading to an upgraded fitted Kitchen with a selection of cabinets and integrated appliances, luxurious refitted Shower Room and a Double Bedroom offering a comprehensive range of fitted wardrobes. There is a communal reception, residents sitting room with kitchen facilities, lift and staircase access to upper floor. There is also a guest suite for family and friends who require an overnight stay, subject to availability. This property must be viewed to appreciate the size and quality of 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.

### 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. With lift and staircase access to the upper floor.

## First Floor

### Apartment

Entry to this beautiful, light and airy home is via a door leading from a communal corridor.

### Hallway

### Living Room

18'5" x 9'11" (5.63 x 3.04)



You will not fail to be impressed upon entering this room as you notice the double glazed window offering views over the tree lined bridle path. The focal point of this delightful living space is a feature fire surround with inset modern electric fire. The neutral colour scheme is complimented by decorative plaster work coving to the ceiling, a wall mounted electric heater concealed behind a cabinet cover and carpeting to the floor. A bi-folding door opens to reveal the Kitchen.

## Living Room



### Kitchen

7'11" x 5'10" (2.42 x 1.80)



Accessed from the Living Room the Kitchen has been refitted with a range of modern wall, floor and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include a combi microwave/oven, hob, washing machine and fridge. Display lighting to the cabinets, splash back tiling to the walls and contrasting tiling to the floor complete this room perfectly.

### Double Bedroom

15'0" x 8'11" (4.58 x 2.72)



Offering the perfect place to relax, this double bedroom is fitted with a range of fitted wardrobes and display shelving providing

hanging and storage space. A double glazed window provides views over the tree lined bridle path. Further features of this room include plasterwork coving to the ceiling, neutral carpet and an electric central heating radiator provides background heating.

### Double Bedroom



### Shower Room

7'2" x 5'7" (2.20 x 1.71)



This beautiful room has the benefit of a wash hand basin and w.c. set into a vanity unit which also provides storage space, there is also a corner shower cubicle. Tiling to the walls and contrasting tiling to the floor complete the calming feel of this luxurious room.

### 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

This apartment has the benefit of a designated parking bay.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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