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

**£74,950**

This spacious double bedroom, Leasehold apartment is located on the first floor of this desirable secure living development for the over 55's and offers views over the gardens and approach to the development. 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, Living Room with feature fire place, upgraded fitted Kitchen, stylish Bathroom and Bedroom with fitted wardrobes. 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. With lift access to the upper floor.

### Residents Lounge



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

## First Floor

### Apartment

#### Entrance Hall

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 heater and 2 built in cupboards provide storage space.

#### Living Room

9'9" x 18'2" (2.99 x 5.55)



Natural light floods into this beautiful room from a double glazed window to the front elevation providing views over the mature gardens and approach to the development. 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 heater. This room flows through to the Kitchen.

## Living Room



### Kitchen

7'10" x 5'11" (2.41 x 1.82)



The neutral decor of 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 a high level oven, hob, fridge freezer and washing machine. Splash back tiling to the walls complete this room perfectly.

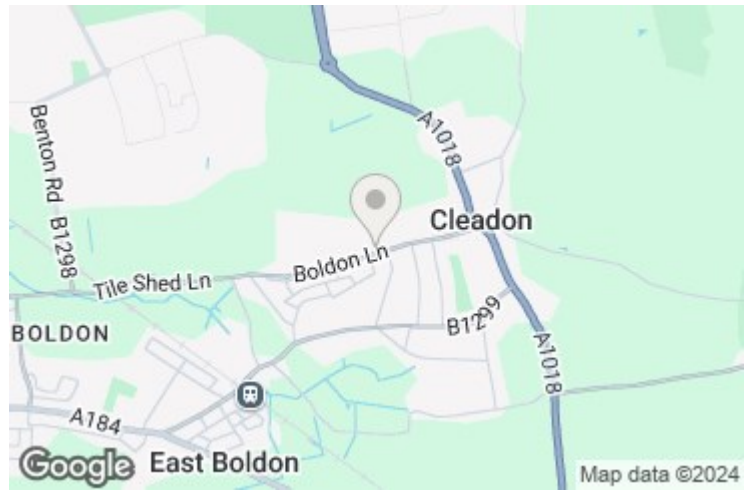
### Bedroom

8'11" x 13'0" (2.72 x 3.97)



This spacious double bedroom offers a double glazed bow window with views over the mature gardens. Background heating is provided by an electric radiator. Fitted wardrobes provide hanging and storage space.

## Bedroom



## Bathroom

6'11" x 5'6" (2.13 x 1.68)



Facilities of this room include a panelled bath with shower over, 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 and splash back tiling to the walls. Background heating is provided by a wall mounted electric heater.

## 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) <b>A</b>		
(81-91) <b>B</b>	79	83
(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 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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