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

£89,950

This delightful ground floor, leasehold, two bedroom apartment offers a desirable and secure living space within this over 55's development. Conveniently located in the heart of Cleadon Village, close to all local amenities, shops and a short drive from East Boldon Metro station. Double glazed, security alarm system, 24/7 emergency call system and electric heating (benefiting from efficient night rate energy). Parking facilities, a House Manager, main door intercom/security on entry connected to each individual property. A communal reception and residents lounge with dedicated kitchen facilities for coffee mornings and social events for those wishing to take part/hold own events. This apartment offers ready to move into accommodation having been recently upgraded by the current vendors and briefly comprises: Entrance Hall with built in cupboards providing storage space, 16ft Living Room which is open to a fitted Kitchen, there are also 2 Bedrooms, 1 with a patio door offering direct access to gardens and finally a superb refitted Shower Room. This apartment must be viewed internally to be fully appreciated. Council Tax Band B

Ground Floor

Communal Entrance

Accessed via secure entry system, the communal entrance is situated on the ground floor level of the development with access to the residents parking to the front.

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. There is also lift and staircase access to the upper floor.

Apartment

All rooms are fitted with emergency pull cords which provides 24 hour assistance. Smoke and fire alarms located within the apartment link directly to the fire brigade.

Entrance Hall



The entrance hall offers doors to all principal rooms. Two built in cupboards provide storage space, 1 also houses the central heating boiler. This room also has the benefit of laminate flooring.

Living Room

9'10" x 16'2" (3.00 x 4.94)



Upon entering this room you will notice the double glazed window offering views over the gardens to the side. The neutral colour scheme is complimented by decorative plaster work coving to the ceiling and heating is provided by an electric wall mounted heater. A further feature of this room is a traditional

style fire surround with inset electric fire. This rooms flows through to the Kitchen and also has the benefit of a secure entry system.

Living Room



Kitchen

9'10" x 6'0" (3.01 x 1.83)



Fitted with a range of floor and wall cabinets with inset stainless steel sink unit and contrasting work surfaces. There also space for an under counter fridge, washing machine and freezer. A double glazed window provides views over the gardens and splash back tiling to the walls completes this room perfectly.

Bedroom 1

9'0" x 13'6" (2.76 x 4.14)



This spacious double bedroom offers a double glazed window with views over the gardens to the side of the property. Heating to this room is provided by a wall mounted electric heater.

Shower Room

8'11" x 5'11" (2.74 x 1.81)



Offering the perfect place to relax, this luxurious room has recently been refitted and includes a walk in shower, a wash hand basin set into a vanity unit also providing storage space and a high level close coupled w.c.. The attractive PVC panelled decor of this room is complimented by contrasting flooring and an electric heated ladder style towel rail provides background heating.

Bedroom 2

7'0" x 10'2" (2.15 x 3.11)



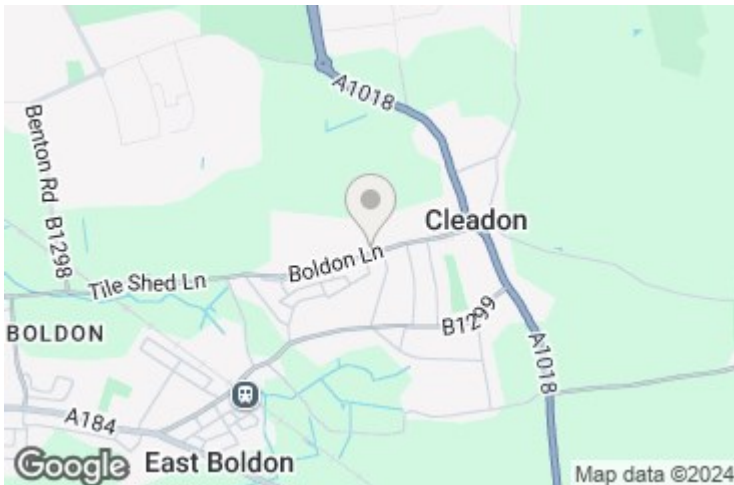
The neutral decor of this bedroom is complimented by a double glazed patio door which opens to reveal access to the gardens to the side of the property. A wall mounted electric heater provides background heating.

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.

Gardens





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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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