



**LINDA LEARY**

estate agents

1 Station Terrace, East Boldon, Tyne & Wear NE36 0LJ

Tel: 0191 519 2000 email: [info@lindaleary.co.uk](mailto:info@lindaleary.co.uk) [www.lindaleary.co.uk](http://www.lindaleary.co.uk)



**14 Malvern Court, Cleadon, Tyne & Wear SR6 7RG**

**Prices From £65,000**

This double bedroom, leasehold apartment offers direct access to the communal side garden via a door from the Living Room. Located 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 and sitting room with kitchen facilities off, 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. The apartment is situated on the same level as the main entrance of this desirable secure living development for the over 60's and the accommodation on offer briefly comprises: Entrance Hall, 18ft Living Room with door to communal garden to the side of the development, Kitchen with a selection of integrated appliances, Bedroom with fitted wardrobes and Shower Room. This property provides ready to move into accommodation and is offered with vacant possession. Council Tax Band B.



## Ground Floor

### Communal Lounge



Accessed via communal lobby which in turns leads into a residents lounge, providing tea and coffee making facilities. There is lift and staircase access to the upper floor.

### Apartment

#### Entrance Hall

Accessed via a corridor off the Communal Lounge. Doors lead off the entrance hall to all principal rooms. A cupboard houses a hot water cylinder tank and a further cupboard provides additional storage space.

#### Living Room

10'1" x 18'4" (3.08 x 5.61)



Natural light flows into this room from a double glazed window and a door which opens direct onto the communal garden to the side of the development. One of the main focal points of this room is a traditional fire surround and hearth with inset electric fire. This room also has the benefit of decorative plaster work coving to the ceiling 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)



Fitted with a range of floor and wall cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood and fridge. Splash back tiling to the walls complete this room perfectly.

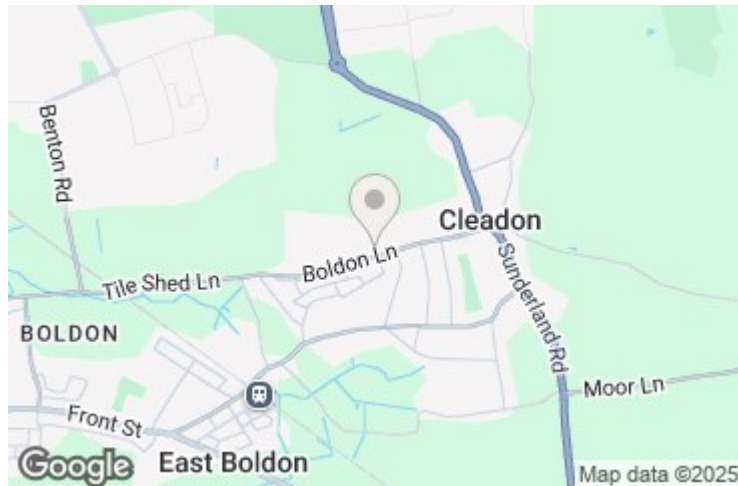
### Bedroom

8'10" x 15'2" (2.70 x 4.64)



The neutral decor of this double bedroom is complimented by a double glazed window with views over the garden to the side elevation. There is also plaster work coving to the ceiling and a wall mounted electric heater provides background heating. Fitted wardrobes provide hanging and storage space.

## Bedroom



## Shower Room

5'7" x 7'3" (1.71 x 2.22)



Facilities of this room include a white pedestal wash hand basin, close coupled w.c. and corner shower cubicle. There is also a wall mounted, ladder style, heated towel rail, tiling to the walls and contrasting tiling to the floor.

## Exterior

The communal grounds are well maintained with 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) A		
(81-91) B		
(69-80) C	79	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate using a Sonic tape and should not be relied upon for complete accuracy. If you require exact measurements, please ask one of our negotiators to arrange an appointment to view the property, when your own measurements may be taken. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agent has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.