









Available immediately on an unfurnished basis, this well presented double bedroom ground floor retirement apartment overlooking landscaped gardens to the front offers an excellent opportunity to those who wish to live in a secure village setting at a very affordable price.

The apartments features a living room with patio door out into the gardens, a fitted kitchen with integrated appliances, a double size bedroom with fitted wardrobes and a modern bathroom suite. Situated on the same level as the main entrance of this desirable McCarthy Stone development for the over 60's, the property is located just a short stroll from Cleadon Village centre with local shops, restaurants, delis, churches and pubs and is also central to Sunderland City Centre, Newcastle Upon Tyne and the coast.

Tastefully decorated throughout, the property offers double glazing, electric heating, security system, 24hr call system, a residents lounge, guest suites for visitors, a laundry room, communal gardens and parking.

With the benefit of having on-site house manager this delightful apartment is perfect for those who still enjoy their independence but who would also have the peace of mind that assistance there if required. The monthly rent includes the ground rent and service charge which is paid for by the landlord.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Communal Reception

Residents' Lounge and Kitchen facilities. Access to Laundry and bin store. House Manager's office, guest w.c. plus lift and staircase access to upper floors.

### Residents Lounge & Laundry Room

### Private Apartment

### Entrance Hallway

Access to this delightful apartment is via a corridor leading from the main reception area. The spacious entrance hall has doors leading to all principal rooms. A built-in cupboard provides storage and shelving space and also houses the boiler.

### Lounge/Dining Room 10'7" narrowing to 6'8" x 22'10"

Natural light floods into this light and airy room from double glazed windows plus a double glazed door which opens to reveal a paved patio area and beautiful mature gardens. The main focal point of this room is a feature fire surround and hearth with inset electric fire. This room also has the benefit of plaster work coving to the ceiling and a wall mounted electric heater. Double doors open to the Kitchen.

### Kitchen 7'6" x 7'0"

Fitted with a range of floor, wall and drawer cabinets with inset stainless steel sink unit and contrasting work surfaces. Integrated appliances include a fridge, freezer, oven and hob. A double glazed window provides views over the gardens. There is also plaster work coving to the ceiling, display shelving, wine rack and splash back tiling to the walls.

### Master Bedroom 9'4" x 13'5"

This spacious double bedroom offers a double glazed window with wall mounted electric heater below. The neutral decor of this room is complemented by the plaster work

coving to the ceiling and carpet. Mirror fronted bi-folding door wardrobes provide hanging and storage space.

### Bathroom

Fitted with a close coupled w.c., wash hand basin set into a vanity unit which also provides cupboard space. There is a panelled bath with shower plus glazed screen. The bathroom suite is complemented by the tiling to walls with contrasting border tiles. There is also a wall mounted electric heater, shaver socket, heated towel rail and extractor fan.

### Outside

Landscaped gardens with mature planting, pond and various seating areas. Private off street parking with exterior lighting.

### Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further

information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

### Lettings Viewing Appointment

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Office Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Lettings Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Council Tax

The Council Tax Band is Band B.

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	83
(69-80) C		
(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	75	76
(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	

Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323