

Boldon Lane, Cleadon, Sunderland £145,000


PINFOLD COURT
PRIVATE NO PARKING









This beautifully presented ground floor retirement apartment is available to those over 60 years and is set within mature, well kept communal gardens. Ideally positioned for access to Cleadon village amenities, this is a lovely apartment which is certain to impress upon internal inspection. The private accommodation includes an entrance hall, living room with Patio Door leading out to a lovely South West facing patio area, modern fitted kitchen, two good size bedrooms of which the main bedroom has an En-suite and Patio Door leading out onto a South East facing patio and a shower room/wc. Externally there are beautiful communal gardens and parking facilities. The development itself is appointed to a high standard throughout with a large resident's lounge, a kitchen area, laundry facilities, guest rooms, 24 hour care line and lift access to the upper floors. No onward chain, viewing is essential and highly recommended.

MAIN ROOMS AND DIMENSIONS

All on One Floor
Access via communal entrance door into accommodation. Entrance door to Apartment.

Entrance Hall



Two storage cupboards.

Lounge 17'3" x 14'5"



Double glazed widow and UPVC door to rear elevation. Feature fireplace and double doors to kitchen.

Kitchen 11'7" x 8'8"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap over. Integrated oven, electric hob and cooker hood, low level fridge fridge and freezer. Double glazed window.

Bedroom 1 10'3" x 17'7"



Double glazed window and UPVC door to gardens. Electric heater, built in wardrobes and door to en suite.

En Suite Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle.

Bedroom 2 11'7" x 8'8"



Double glazed window and electric heater.

Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over.

Communal Areas
The property also benefits from a communal Lounge and Laundry Room.

Outside



Attractive communal gardens featuring a pond, lawned spaces and seating areas. Also benefitting from resident only parking spaces.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 105 years remaining on the lease. The ground rent is £460.00 per annum.

The service charge is £5000.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

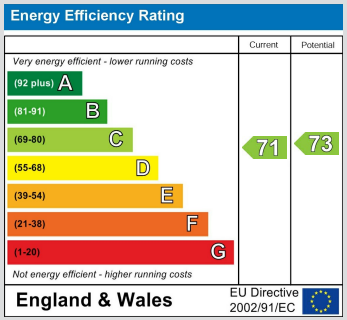
MAIN ROOMS AND DIMENSIONS

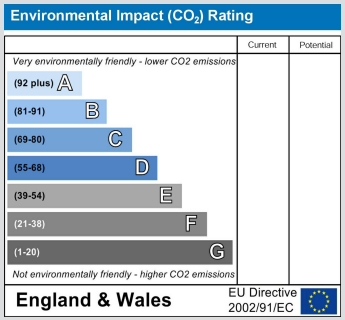
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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

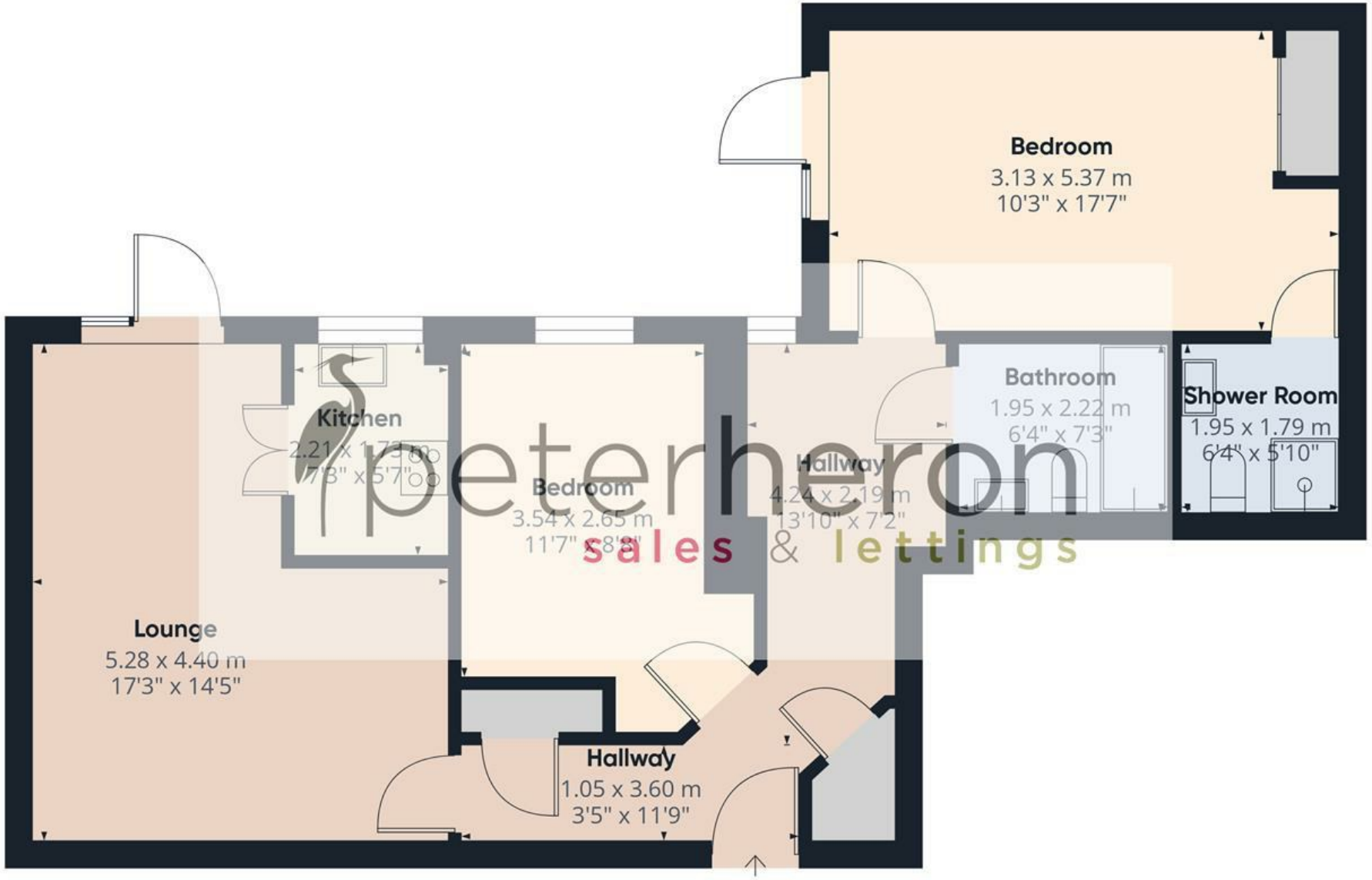
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







peterheron
sales & lettings



W
S N
E

Approximate total area(1)

72.2 m²

778 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360