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sales & lettings

**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 window 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"



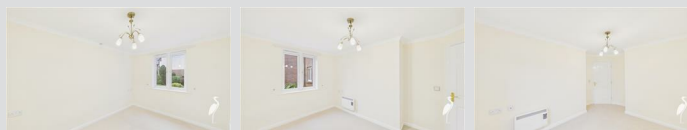
Double glazed window and UPVC door to gardens. Electric heater, built in wardrobes and door to en suite.

### 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.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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.

**Important Notice - Particulars**  
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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

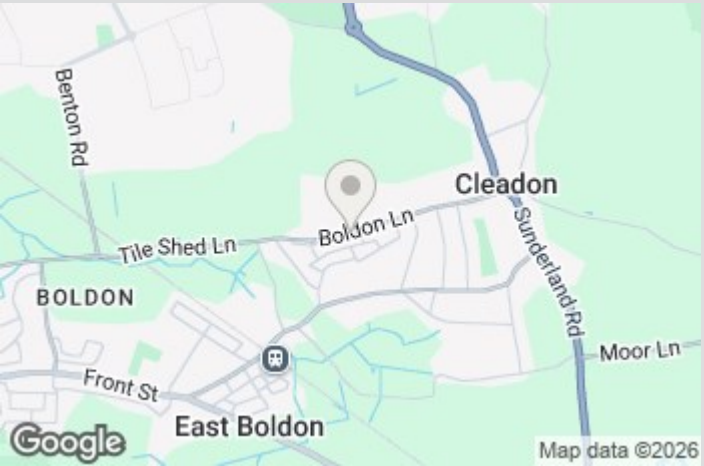
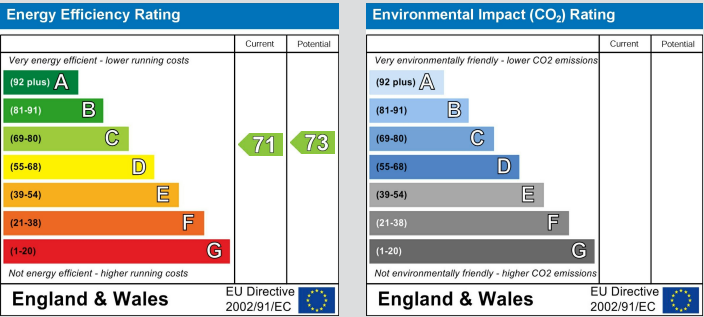
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

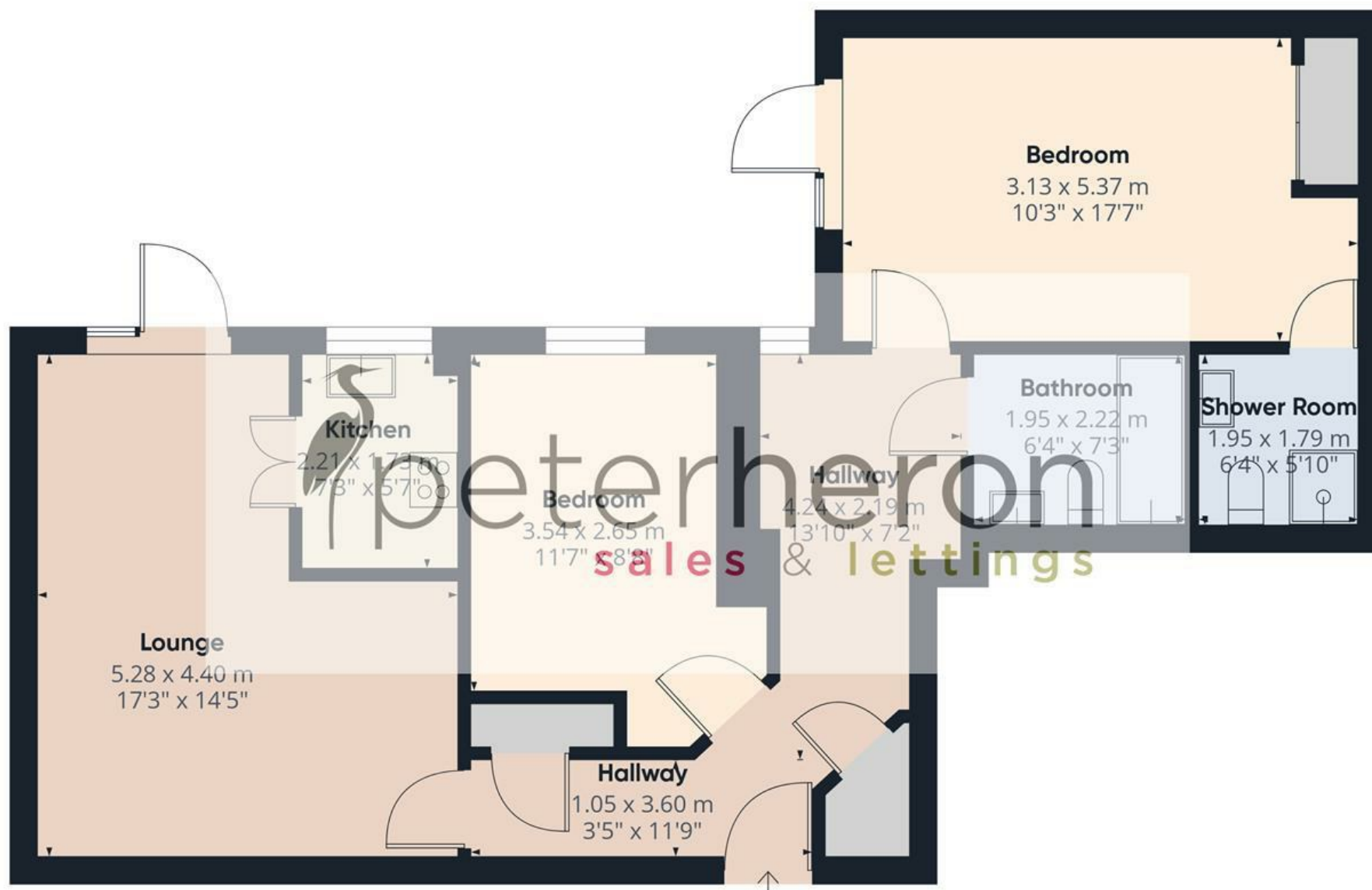
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116



Approximate total area<sup>(1)</sup>

72.2 m<sup>2</sup>

778 ft<sup>2</sup>

(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.

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