



## 14 Willow Bank Court

Beckenham Close East Boldon, NE36 0ER

Offers Around £74,950



Situated in the heart of the Village with local shops just over the road and transport links, including the Metro, on the doorstep, we are delighted to offer this wonderful First Floor Apartment in this high spec complex with lift access and communal lounge . McCarthy and Stone's highly regarded complex has great communal facilities making retirement living for the over 55's a luxurious and comfortable experience with added peace of mind for security and convenience. This one bedroom well appointed and loved home was the former show flat and comes well appointed with new fitted floor coverings, has wardrobes to the bedroom, a superb bathroom, a lovely lounge diner with Juliet balcony and double doors to the modern stylish kitchen with integrated appliances, offering turn key accommodation, ready to occupy and enjoy. If you are after that downsize but still want convenience and comfort, then look no further. Offered with a years pre paid maintenance charge, this is a great opportunity.



### Communal entrance

Via a secure entry system to the main reception area of the complex with its plush fittings and a air of calm. There is lift access to the upper floor with No 14 being a first floor apartment.

### Communal lounge and facilities

There is a large communal lounge with chairs and tables, soft lighting and a fire surround. Off the lounge is a communal kitchen for the use of residents and visitors to meet and socialise. There is a laundry for the use of the home owners which is located on the ground floor.

### Entrance hall

A generous entrance hall with a built in cupboard for ample storage and also housing the new Gledhill water heater/boiler.

### Lounge diner 14'5" x 12'6" max (4.41 x 3.82 max)

A lovely sized lounge diner with French door to a Juliet style balcony. There is a fire surround with an electric fire and a recently installed efficient electric radiator. Double doors open to the kitchen.

### Kitchen 8'11" x 5'8" (2.73 x 1.73)

Fitted with wall and base units housing a sink unit and quality AEG appliances including the electric hob with extractor hood over, eye level oven, integrated fridge and separate freezer, tiled splash backs and a Creda electric fan wall mounted heater.

### Bedroom 15'6" x 8'8" (4.74 x 2.66)

Fitted wardrobes with bi fold mirrored doors, secondary glazing making this a triple glazed room, Electric storage heater

### Bathroom 6'9" x 5'4" (2.07 x 1.64)

A well fitted suite of a bath with mixer shower over and a shower screen, vanity units housing the wash basin, WC, tiled walls, Creda wall mounted heater and an electric towel heater.

### External

Communal main garden areas and access to the main road for the facilities that East Boldon has to offer. There is a communal car park for the residents. Bays not allocated.

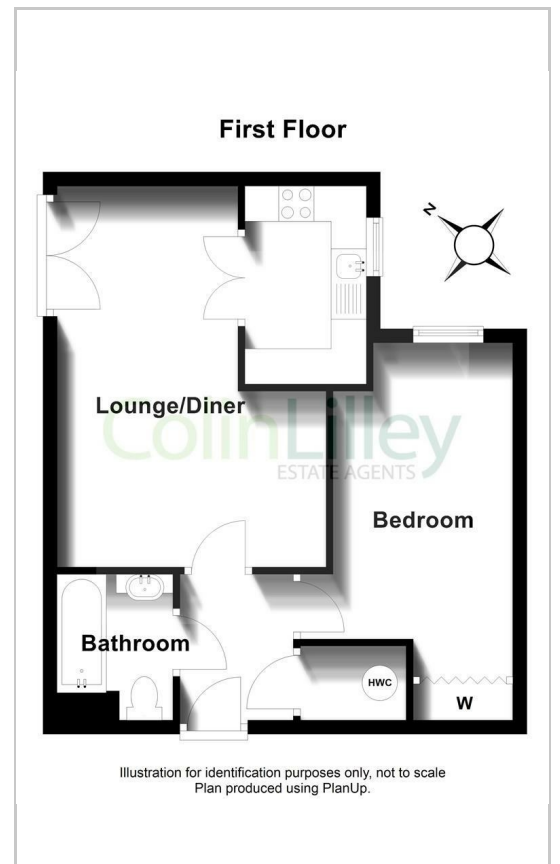
### Note

Long Leasehold Title 125 years from 2006. Ground rent £395 per annum. For the over 55's. McCarthy and Stone maintenance charge payable for the upkeep of all communal areas, grounds and buildings insurance. Also includes the communal facilities in the main lounge, communal kitchen area and use of the laundry. Currently £3011 per annum. Offered with a years pre paid maintenance charge. A separate room is available to rent per night for visitors. Council Tax Band B Electric, Mains Water and Sewerage connected. Flood Risk very low. Broadband Basic 18 Mbps Superfast 80 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited

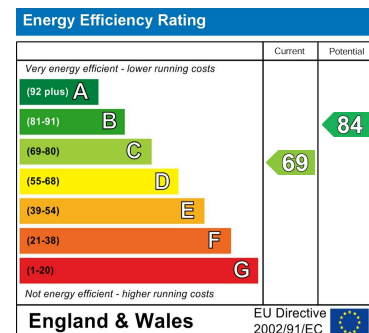
### Area Map



### Floor Plans



### Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.