



117 Redwood Avenue

Cleadon Vale South Shields, NE34 8EX

Offers Over £110,000



Stunning Top Floor Apartment in this popular location for local shops at The Nook and with a pleasant aspect overlooking Cleadon Park. Stylishly presented and having recently had a superb shower room fitted, this light and airy home comes with two bedrooms, the main with en suite shower room, a lounge diner with windows both front and rear allowing light to flood through and open plan to the fitted kitchen with appliances. Priced to attract the first time buyers or downsizers whom we are sure will be impressed with the space and presentation. No Onward Chain.



Communal entrance hall

Via an entry buzzer system with stairs to all floors

Entrance hall

A lovely long hall with a built in cupboard and loft access, radiator

Lounge diner 19'5" x 11'3" (5.93 x 3.44)

A stylish room with windows both front and rear and a pleasant outlook over Cleadon Park and the trees. Stylishly presented, this room has a radiator and is open to the kitchen

Kitchen 10'10" x 6'8" (3.32 x 2.05)

Fitted with wall, base units and work surfaces housing a sink unit, gas hob with oven under and filter hood over, integral washer and dishwasher, free standing fridge freezer, radiator

Bedroom 1 14'2" x 8'3" (4.32 x 2.52)

A good sized main bedroom with radiator

En Suite

Step in shower enclosure with mixer shower, wash basin and WC, part tiled walls, radiator

Bedroom 2 9'2" x 7'6" (2.81 x 2.30)

Radiator

Shower room

A superb, stylish and recently installed shower room with a large shower enclosure with mixer shower having both drencher and hair washing shower heads. There is a vanity stand with wash basin, a WC, part tiled walls and tiled floor, wall niche and LED accent lighting, towel radiator

External

Allocated parking bay close to the main communal front doors to the block. Bin stores

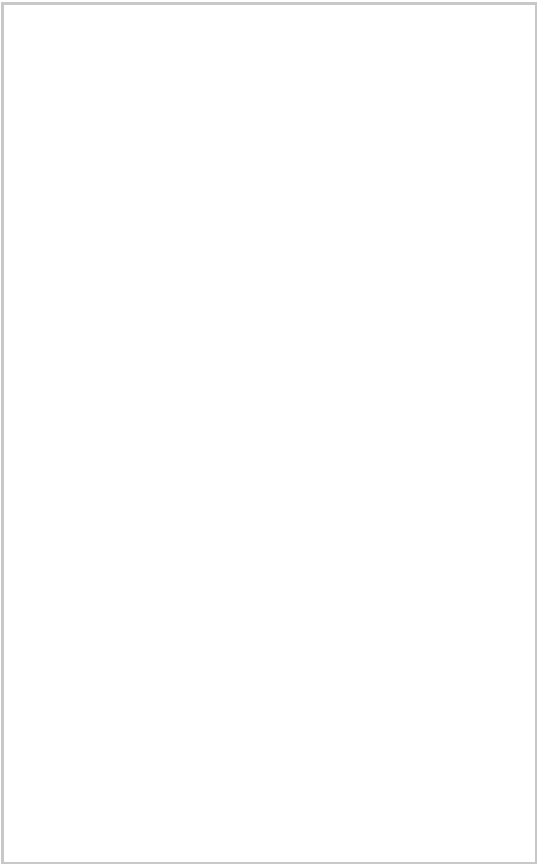
Note

Leasehold Title 125 years from January 2016. Ground Rent 125 pa. Council Tax Band B, Mains Services Connected, Flood Risk none. Broadband Basic 4 Mbps, Superfast 80 Mbps. Satellite / Fibre TV Availability BT and Sky. Mobile Coverage O2 and EE likely, Three and Vodafone limited. A maintenance charge is payable for the upkeep of all communal areas, window cleaning and includes buildings insurance. Payable to Potts Grey, this is currently £908.18 per annum

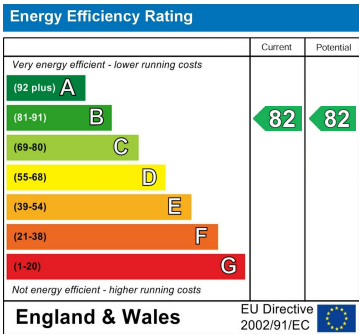
Area Map



Floor Plans



Energy Efficiency Graph



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