



10 Willow Bank Court

Beckenham Close East Boldon, NE36 0ER

£135,000



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 possibly one of the largest style apartments in this high spec complex and being a two bedroom Ground Floor Apartment with a south west aspect patio. McCarthy and Stone highly regarded complex with 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 two bedroom well appointed and loved home has wardrobes to both bedroom, a superb shower room and modern stylish kitchen offering turn key accommodation, ready to occupy and enjoy. If you are after that downsize but still want space and comfort, then look no further.



Communal entrance

Via a secure entry system to the main reception area of the complex with its plush fittings and air of calm.

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 good sized entrance hall with three good sized cupboards for ample storage, one housing the electric water tank and heater. there is the emergency call facility and an efficient electric storage heater.

Lounge diner

A lovely large room with a fire surround and an electric fire. There is French door to the small patio garden area with some mature planting to aid privacy. Wall hung electric heater and double doors to the kitchen

Kitchen

A modern stylish kitchen with wall and base units having work surfaces housing a sink unit, electric Induction hob with filter hood over, Bosch oven and microwave, integral fridge, half tiled walls, under unit lights and spot lights.

Bedroom 1

A range of built in wardrobes with mirrored doors

Bedroom 2

A range of fitted wardrobes.

Shower room

Stylish refitted shower room with fully tiled walls and a towel radiator. There is a step in shower area with a mixer shower, vanity unit with wash basin, WC and spot lights.

External

Communal main garden areas and access to the main road for the facilities that East Boldon has to offer. The apartment has its own private south west aspect patio area and mature planted garden to aid privacy. There is a communal car park for the residents. Bays not allocated.

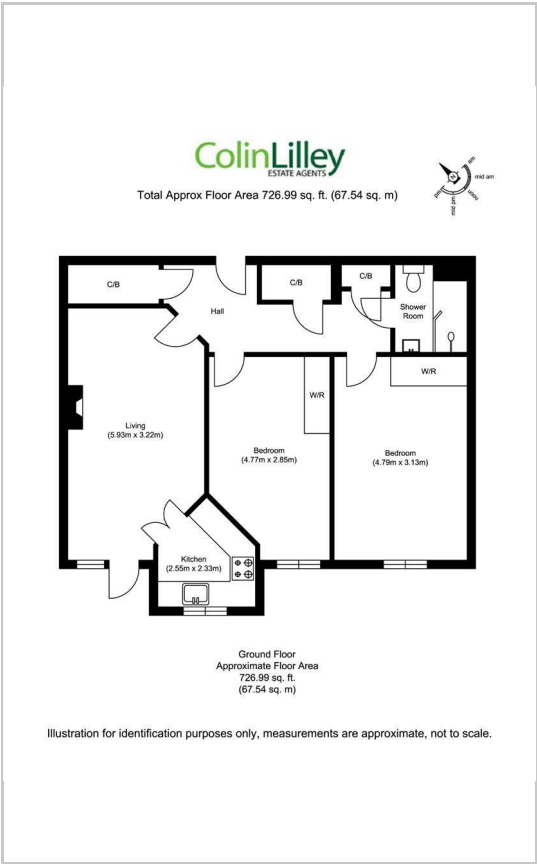
Note

Long Leasehold Title 125 years from 2006. Ground rent £230 every six months. 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 £2400 every six months. A separate room is available to rent per night for visitors. Council Tax band C. 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 limited

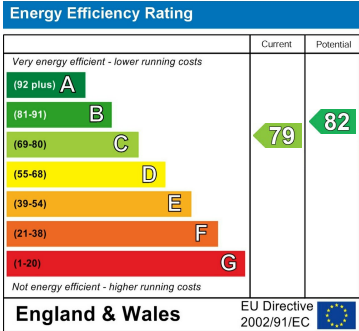
Area Map



Floor Plans



Energy Efficiency Graph



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