Colin Lilley
ESTATE AGENTS



41 Malvern Court The Close

Cleadon Sunderland, SR6 7RG

Open To Offers £59,950

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Open to Offers For A Quick Sale, Motivated Vendor.
Delighted to present this larger than average First Floor Retirement Apartment in this lovely quiet complex in Cleadon Village offered with No Onward Chain. This well regarded and well managed Anchor Housing development has welcoming communal gardens and a comfortable residents lounge with kitchen area, all covered by a maintenance charge which reduces in April 2027, whilst the apartment itself, accessed via lift or stairs, offers a blank canvas for those planning their retirement home. There is a larger than average lounge diner, separate kitchen, fitted bedroom and a bathroom. Heated by electric night storage heaters and with recently installed double glazed windows, the home is offered with No Onward Chain and open to offers as an early sale is required.







Communal Entrance and Lounge
Secure entrance by an entry phone system leads into the communal lounge with kitchen area for use by the residents. There is a lift and stairs to the upper floor

Entrance Hall
A private entrance hall with two built in cupboards.

Lounge Dining Room 20'0" x 11'1" max (6.11 x 3.40 max)
A lovely sized living and dining room with a range of fitted cupboards and a feature fire surround. There are pleasant views to the front over the communal gardens and heating is via an electric night store heater.

Kitchen 10'4" x 6'10" (3.15 x 2.10)
Fitted with wall and base units having contrasting work surfaces and housing a sink, night store heater

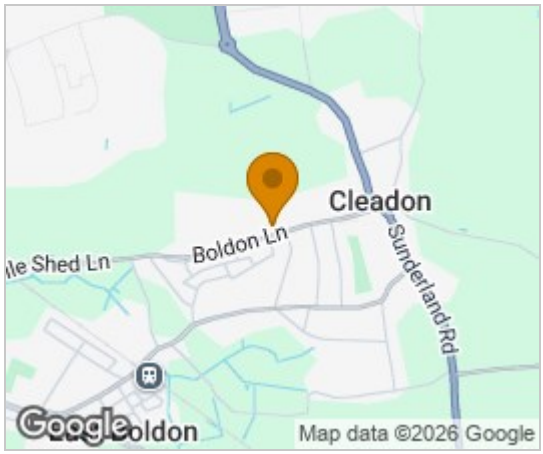
Bedroom 13'5" x 8'10" (4.10 x 2.70)
A range of fitted wardrobes and dresser unit, bedside cabinets, a bow window and night store heater

Bathroom 8'10" x 5'10" (2.70 x 1.80)
Three piece suite comprising a bath, wash basin and WC, half tiled walls and an electric Dimplex heater.

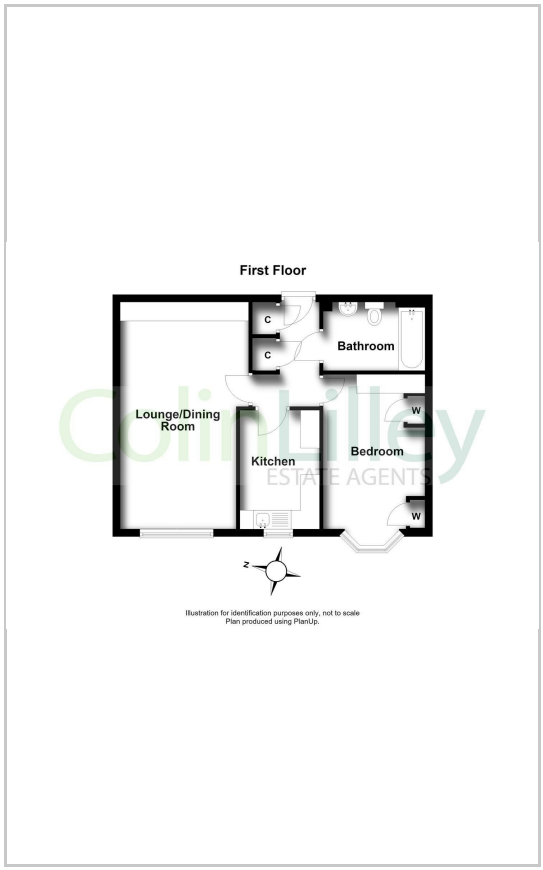
External
Communal garden area with lawns, flowerbeds, mature planting and a water feature with fountain making this a lovely serene space to sit and relax. There is a shared residents car park.

Note
For Residents Over 55 years old. Leasehold Title, 125 years from April 1988. A Maintenance Charge is payable for the up keep of communal areas including the main communal lounge, lift and buildings insurance. This is £269.58 per month to Anchor Housing, reducing to £246.77 form April 2027.
Council Tax Band B, Mains Electric, Water and Sewerage, Flood Risk very low. Broadband Basic 9 Mbps, Superfast 75 Mbps. Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 likely, EE, Three and Vodafone limited

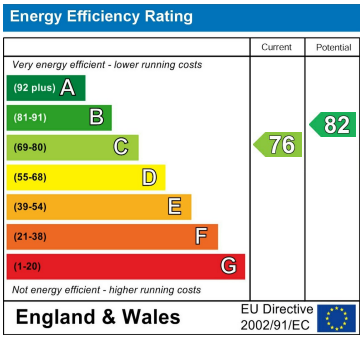
Area Map



Floor Plans



Energy Efficiency Graph



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