



## 1 bed apartment to buy in NE36

Langholm Court, Langholm Road, East Boldon, Tyne and Wear, NE36 0JZ

**£60,000** Offers Over

 x1  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

-  Over 60's Property Only
-  One Bedroom Apartment
-  Second Floor Apartment
-  Close to Local Amenities and Transport Links
-  EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Langholm Court is an over 60's Retirement Development which is set in it's own grounds off Langholm Road. This second floor one bedroom apartment is south easterly facing and ideally situated within the popular development which is well placed for access to local amenities as well as offering transport links to the surrounding areas.

This spacious apartment briefly comprises; an entrance hall with large cloak cupboard, lounge, kitchen, one bedroom with fitted wardrobes and bathroom/WC.

The property benefits from UPVC double glazing and electric heating.

There is also access to communal lounge, laundry room and gardens, the development also benefits from being warden assisted and has on site parking.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g1bb08>

For further information or to arrange viewings, please contact the Jarrow Branch.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 93

Annual Service Charge Amount: £3,546.00

Price: Offers Over £60,000

Property Type: Apartment

USPs: Retirement property

Parking: Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Ramped access, Wide doorways

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

Set in its own grounds with communal gardens and private residents parking.



## Entrance Hall

With doors off to the lounge, bedroom bathroom/WC and large cloak cupboard

## Lounge

*5.28m x 3.21m (17'3" x 10'6")*

UPVC double glazed window to the front, electric fire set into feature surround and electric storage heater.



## Kitchen

*2.28m x 1.63m (7'5" x 5'4")*

With a good range of wall and base units, complimenting work surfaces, space for freestanding appliances, stainless steel sink with mixer tap and tiled splashback.



## Bedroom

*4.24m x 2.66m (13'10" x 8'8")*

UPVC double glazed window to the front, fitted wardrobes and electric storage heater.



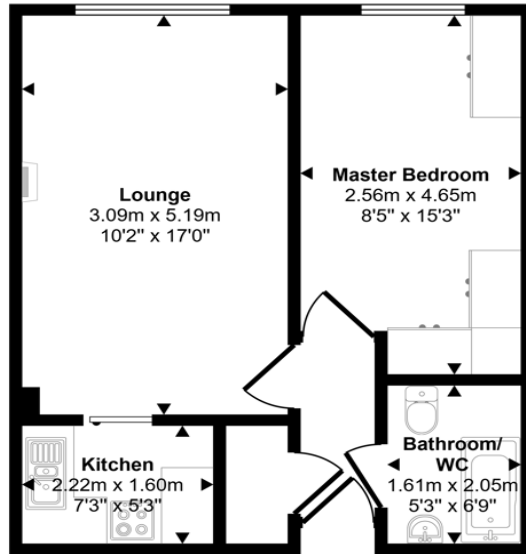
## Bathroom/WC

*2.07m x 1.66m (6'9" x 5'5")*

Three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls and heated towel rail.



Approx Gross Internal Area  
40 sq m / 429 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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