

## 21 Pinfold Court

Boldon Lane, Cleadon, Tyne and Wear, SR6 7RE



**PRICE: £89,950**

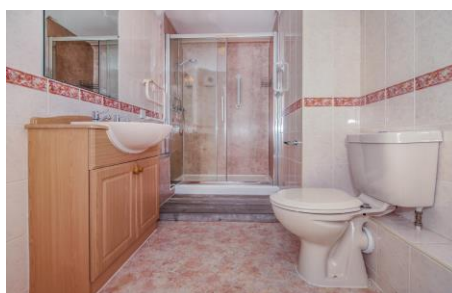
**Lease: 125 years from 2005**

### Property Description:

**\*\* PART EXCHANGE AVAILABLE\*\* \*\*ZERO GROUND RENT\*\* A TWO BEDROOM RETIREMENT APARTMENT ON THE SECOND FLOOR**

A delightful development of one and two bedroom purpose built retirement apartments designed specifically to meet the needs of the older homeowner. Pinfold Court is ideally located within 280 yards of the local shops. Cleadon has a variety of local shops. The development consists of 48 apartments over 4 floors and benefits from a lift to all floors. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Development Manager
- 24 Hour Appello call system
- Residents Lounge
- Security Entry System and Guest Suite
- Laundry Room and Lift to all floors
- Communal Gardens
- Balconies to selected apartments
- Minimum Age 60
- Lease: 125 years from 1997



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**28/02/2023**

**Annual Ground Rent:**

**£NONE**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£TBC**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.