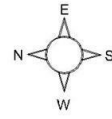
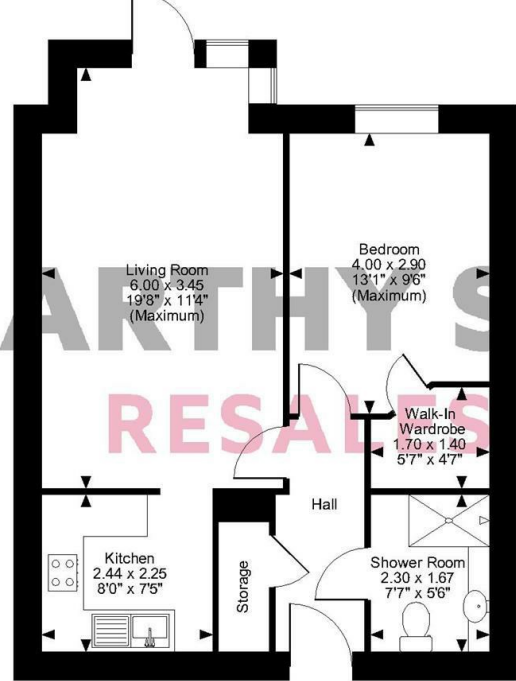


Marden Court, Grosvenor Drive, Whitley Bay, Tyne and Wear  
Approximate Gross Internal Area  
534 Sq Ft/50 Sq M



McCARTHY STONE  
RESALES



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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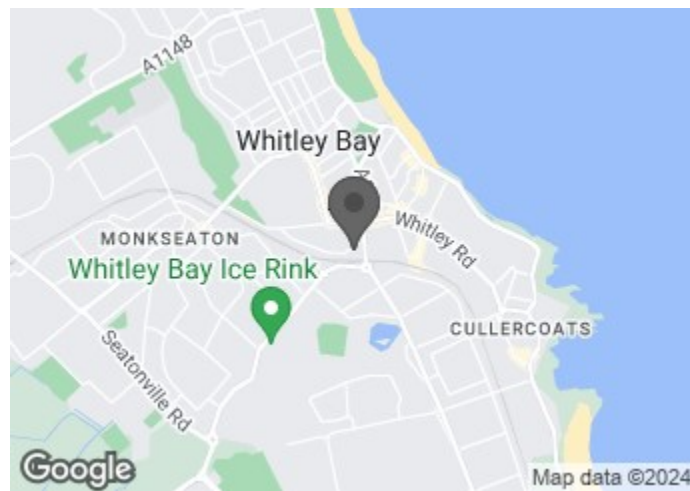
# McCARTHY STONE RESALES

## 10 MARDEN COURT

GROSVENOR DRIVE, WHITLEY BAY, NE26 2JB



**COUNCIL TAX BAND: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	<b>77</b>	<b>77</b>



# McCARTHY STONE RESALES

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A BRIGHT AND AIRY, first floor, one bedroom apartment with EASTERLY ASPECT and JULIET BALCONY overlooking the communal GARDENS of a McCarthy Stone Retirement Living development within 150 yards of Whitley Bay TOWN CENTRE.

**PRICE REDUCTION**

**ASKING PRICE £174,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# MARDEN COURT, GROSVENOR DRIVE,

# 1 BEDROOMS £174,000

## SUMMARY

Marden Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 25 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours 9.30am - 2.30pm, Monday - Friday to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## LOCAL AREA

Marden Court is situated in the popular seaside town of Whitley Bay with bracing sea air, magnificent golden sands, The Spanish City Dome, dining and leisure centre, arcades, cafes and shops, Whitley Bay has remained ever popular with families for decades. Getting around couldn't be easier as the development is located approximately 100 yards from the town centre, with Whitley Bay Tyne & Wear Metro station within a third of a mile which provides a regular service throughout the Metro network. Bus stops can be found close to Marden Court on Whitley Road and Park View, providing local services, together with connecting routes to Newcastle city centre, Newcastle International Airport and Gateshead.

## ENTRANCE HALL

Front door with spy hole leads and letter box. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system. Walk-in storage cupboard/airing cupboard. Doors lead to the lounge, bedroom and shower room.

## LOUNGE

Bright and Airy, easterly facing lounge with Juliet balcony. Feature electric fire with stone effect surround. Ample space for dining. TV, telephone points, two ceiling lights, fitted carpets, raised electric power sockets. Open plan to kitchen.

## KITCHEN

Fully fitted with wall and base level units and drawers with a granite effect worktop. Stainless steel sink and drainer unit with mono lever tap. Appliances include a swing door electric oven, ceramic hob with cooker hood over, integral fridge, freezer and washing machine. Tiled splashbacks, tiled flooring and under-pelmet lighting.

## BEDROOM

Double bedroom with window overlooking communal gardens. Door to walk-in wardrobe housing hanging rails and shelving. Fitted carpets, raised electric power sockets, ceiling lights and TV and phone point.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower with glass screen, WC, Wash basin with vanity unit. Mirror, shaving light and electric heated towel rail. Emergency pull-cord.

## SERVICE CHARGE

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Underfloor heating

- Electricity, heating, lighting and power to communal areas
  - 24-hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,830.76 per annum (per financial year end 31st March 2025)

## CAR PARKING PERMIT SCHEME

Parking is by allocated space subject to availability. The fee is £250 per annum and are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD INFORMATION

125 years from 2013  
Ground rent: £425 per annum  
Ground rent review: Jan 2028  
Managed by: McCarthy Stone Management Services  
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## SERVICES

Mains water and electricity, electric room heating, mains drainage. Superfast Fibre Broadband

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

