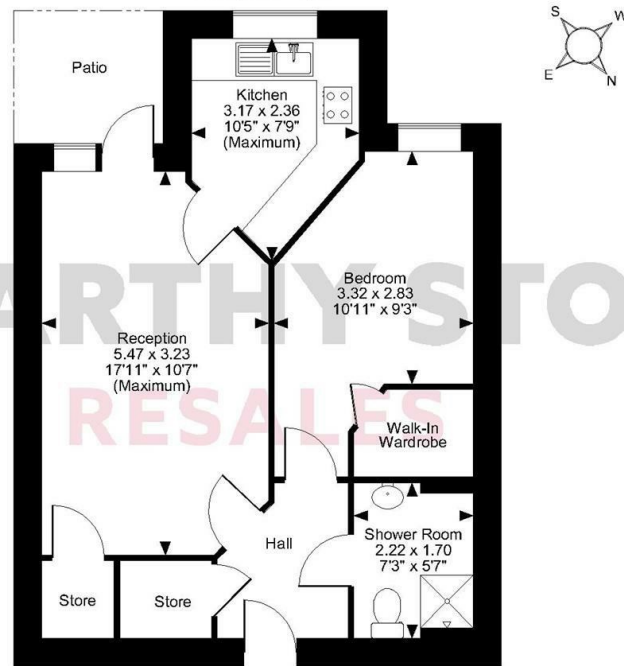


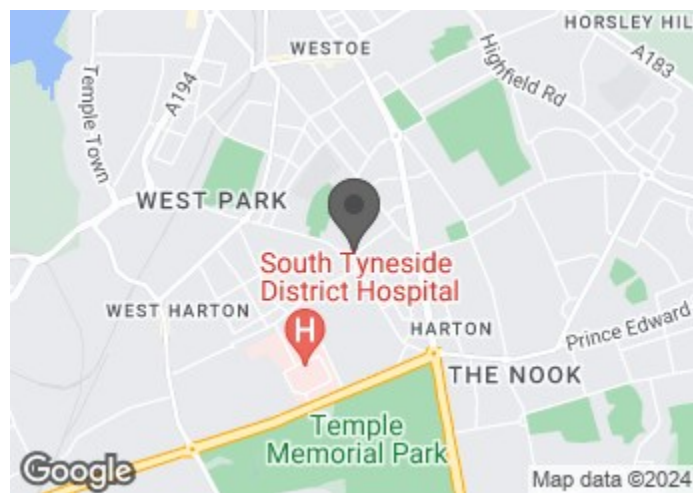
Seymour Court, Ambleside Avenue, South Shields
 Approximate Gross Internal Area
 495 Sq Ft/46 Sq M



Ground 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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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

11 SEYMOUR COURT
 AMBLESIDE AVENUE, SOUTH SHIELDS, NE34 0DQ



A beautifully bright and spacious one bedroom SOUTH FACING retirement apartment on the GROUND FLOOR WITH A PATIO AREA and an allocated PARKING SPACE.

PRICE REDUCTION

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**
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AMBLESIDE AVENUE, SOUTH SHIELDS

1 BEDROOMS £165,000

SEYMOUR COURT

Seymour Court consists of 49 stylish one and two-bedroom retirement homes, exclusive to the over 60s and conveniently located in the beautiful coastal town of South Shields. This attractive retirement development is set within a quiet residential area. There is a bus stop within easy reach which quickly takes you into the heart of South Shields where you'll find a wealth of cafes, bars and eateries as well as your favourite high street stores and smaller independent shops.

LOCAL AREA

The town is also known for its wide range of restaurants, covering cuisines such as Italian, Indian and Chinese. It also offers some of the world's best fish and chips at the iconic Colmans, which is located about two miles from our Retirement Living development. Food aside, South Shields has many local attractions - a reconstructed Roman Fort, a museum and art gallery dedicated to local author Catherine Cookson, the Souter Lighthouse, the North East's only seaside fair, Ocean Beach Pleasure Park and many more.

There are a variety of walks and trails you can take along the gorgeous South Tyneside coastline where you'll come across beaches, coves and grottos, as well as one of the largest seabird colonies in the UK. For a day out and about, you can catch the historic Shields Ferry over the river Tyne to North Shields, or the bus or metro to Newcastle upon Tyne city centre.

ENTRANCE HALLWAY

Spacious entrance hall with a spacious storage/airing cupboard. Illuminated light switches, apartment security door entry system and emergency response intercom.

KITCHEN

This kitchen has a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

LIVING ROOM

Spacious Living Room with an opening door leading onto a beautiful patio area overlooking the communal grounds. Focal point electric fireplace. Illuminated light switch TV and telephone points. Raised electric power sockets.

BEDROOM

A bright and spacious bedroom with a walk in wardrobe housing plenty of hanging and storage space. Raised power points. TV and telephone points.

BATHROOM

Fitted with modern suite comprising of; a walk-in shower, low level WC, vanity unit with wash basin and mirror above. Electric ladder style heater and extractor fan. Slip-resistant flooring. Illuminated light switch.

CAR PARKING

The property has the advantage of an owned and allocated parking space.

SERVICE CHARGE

Service Charge £2,513.32 per annum, year ending 31/03/2025, to include:

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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. To find out more about service charges please contact your Property Consultant or House Manager.

LEASE INFORMATION

Lease Length: 999 years from June 2018
Ground rent: £425 per annum
Ground rent review: 06/2033

ADDITIONAL INFORMATION & SERVICES

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

