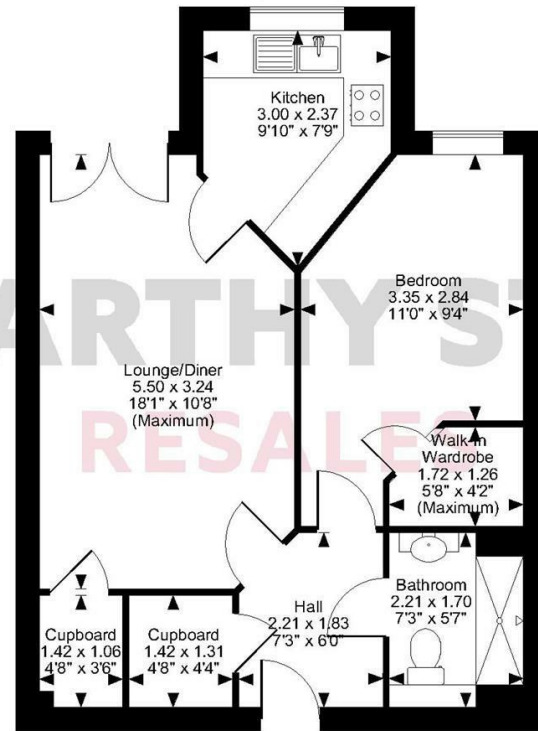


Seymour Court, Ambleside Avenue, South Shields  
Approximate Gross Internal Area  
503 Sq Ft/47 Sq M



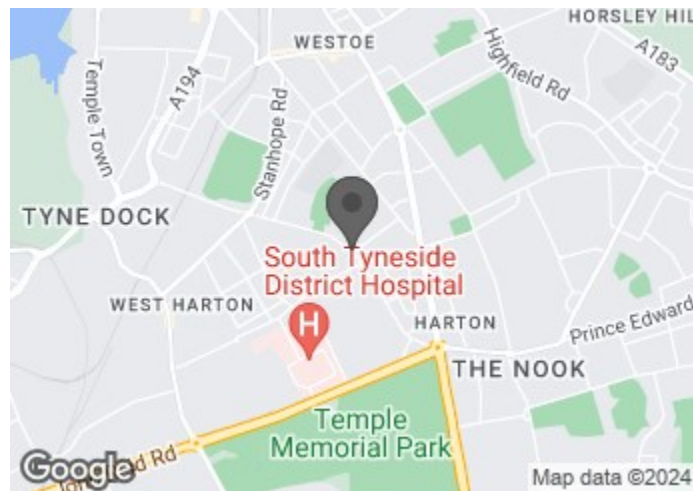
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 34 SEYMOUR COURT AMBLESIDE AVENUE, SOUTH SHIELDS, NE34 0DQ



### 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>	<b>85</b>	<b>85</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		



A spacious one bedroom apartment on the **FIRST FLOOR** WITH JULIET BALCONY in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60's.

**ASKING PRICE £149,950 LEASEHOLD**

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

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# AMBLESIDE AVENUE, SOUTH SHIELDS

1 BED | £149,950

## 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

Entrance hall with a spacious storage/airing cupboard with washer/dryer. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Doors lead to lounge, bedroom and shower room.

## LIVING ROOM

Spacious Living Room with a double opening glazed doors and Juliet balcony overlooking the communal grounds. Illuminated light switch TV and telephone points. Raised electric power sockets. Part glazed door to kitchen.

## 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.

## 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.

## SERVICE CHARGE

Service Charge £2,513.28 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 Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## CAR PARKING

Apartment 34 is sold with a parking space

