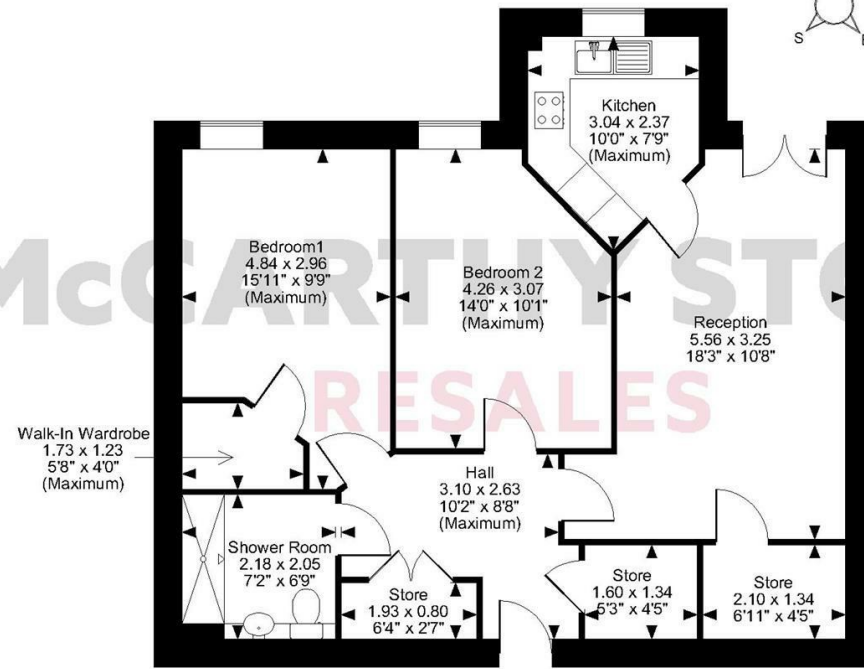


Seymour Court, Ambleside Avenue, South Shields
Approximate Gross Internal Area
750 Sq Ft/70 Sq M



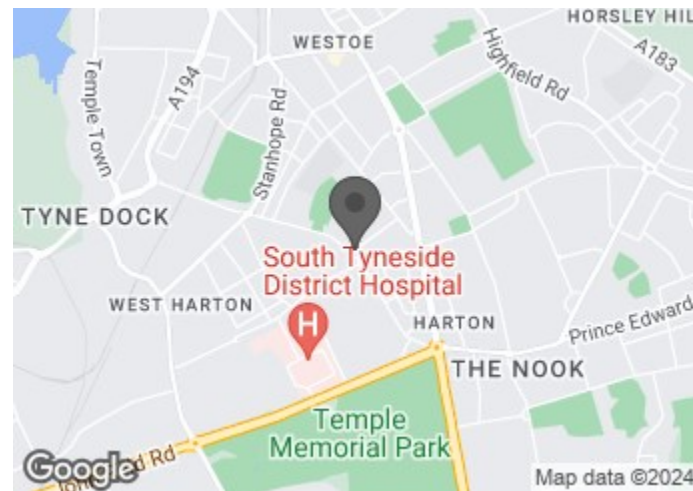
Second Floor FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

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



COUNCIL TAX BAND: C



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

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.



Welcome to 10 Seymour Court on Ambleside Avenue in South Shields! This charming retirement apartment, exclusively for over 60s, offers a cosy retreat on the second floor. With 1 reception room, 2 bedrooms, and 1 bathroom, this purpose-built apartment also provides parking for 1 vehicle. Don't miss out on this wonderful opportunity!

ASKING PRICE £210,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

37 SEYMOUR COURT, AMBLESIDE AVENUE, SOUTH SHIELDS

THE DEVELOPMENT

Seymour Court, purpose-built by McCarthy Stone for independent retirement living, offers 33 one and two-bedroom apartments exclusively for individuals aged 60 and over. Residents can enjoy peace of mind with a House Manager available during office hours to assist and ensure a welcoming environment.

For added security, the development features a camera door entry system and a 24-hour emergency call system. The Homeowners' Lounge provides an inviting space to socialize with friends and family. Additionally, guests can extend their visit by booking the on-site Guest Suite, typically available for a fee of £25 per night, subject to availability.

LOCAL AREA

South Shields is a beloved coastal retreat celebrated for its vibrant events calendar and award-winning seafood restaurants. Whether it's rain, hail, or shine, there's always something happening in South Shields, from the International Magic Festival to the Great North Run in autumn. One event not to be missed is the South Tyneside Festival, which spans the three summer months with open-air concerts, performances, and colourful parades, perfect for the whole family.

The town boasts a diverse culinary scene, featuring Italian, Indian, and Chinese cuisines, along with some of the world's best fish and chips at the iconic Colmans, located just two miles from our Retirement Living development. Beyond its gastronomic delights, South Shields offers numerous local attractions, including a reconstructed Roman fort, a museum and art gallery dedicated to local author Catherine Cookson, the historic Souter Lighthouse, and the North East's only seaside fair, Ocean Beach Pleasure Park.

Nature enthusiasts will appreciate the variety of walks and trails along the stunning South Tyneside coastline, where they can explore beaches, coves, grottos, and one of the UK's largest seabird colonies. For a day out, visitors can take the historic Shields Ferry across the River Tyne to North Shields or catch a bus or metro to Newcastle upon Tyne city centre.

ENTRANCE HALL

The front door, equipped with a spy hole, opens into a spacious entrance hall. The hallway provides access to a walk-in storage cupboard/airing cupboard with a washer dryer, as well as an additional storage cupboard housing the meters. The entrance hall includes a storage heater, illuminated light switches, a smoke detector, and an apartment security door entry system with intercom. From the hall, doors lead to the living room, bedrooms, and bathroom.

LIVING ROOM

The spacious lounge features doors opening to a Juliet balcony and a wall-mounted, marble-effect fireplace that serves as an attractive focal point. The room includes TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets, a storage heater, and a wall-mounted heater, a 24-hour emergency response system. A partially glazed door leads to the separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level units, draws and work surfaces. Stainless steel sink with mono lever tap, drainer and window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer and under pelmet lighting. Tiled floor.

BEDROOM ONE

The generously sized bedroom features a window

2 BED | £210,000

overlooking the communal grounds. A door leads to a walk-in wardrobe equipped with hanging rails and shelving. The room includes ceiling lights, TV and telephone points, fitted carpets, raised electric power sockets, and a wall-mounted heater.

BEDROOM TWO

The double second bedroom offers versatile use as a dining room or study. It features ceiling lights, a telephone point, fitted carpets, raised electric power sockets, and a wall-mounted heater.

BATHROOM

Fully tiled and fitted with suite comprising walk-in double shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above, wall mounted heater.

SERVICE CHARGE

- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,769.92 per annum (for financial year end 31/03/2025)

CAR PARKING SPACE

This property comes with a car parking space within the development

LEASEHOLD INFORMATION

Lease length: 999 years from 2018

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services

ADDITIONAL INFORMATION AND SERVICES

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

