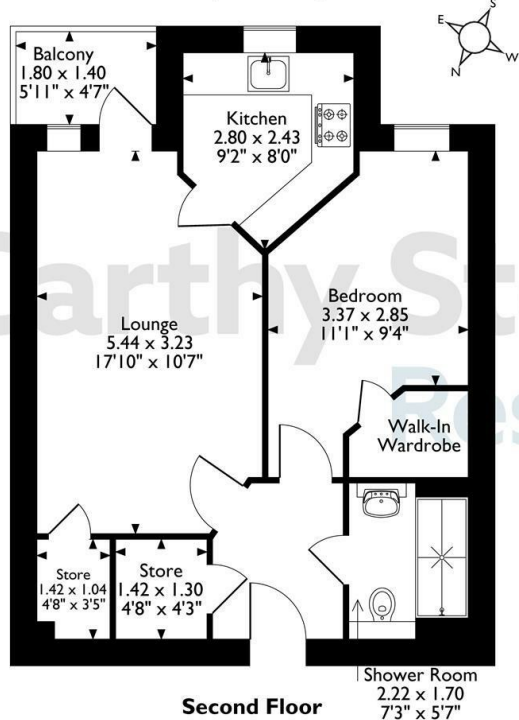


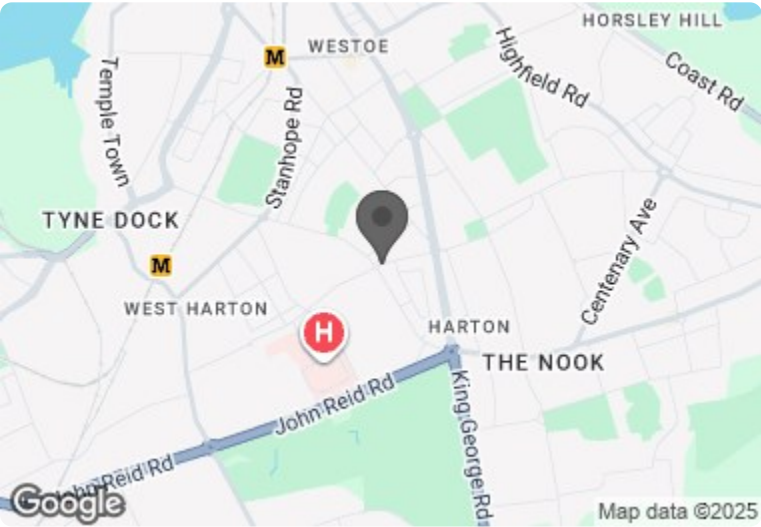
39 Seymour Court, Ambleside Avenue, South Shields
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Second Floor

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		
England & Wales	EU Directive 2002/91/EC	

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.



39 Seymour Court

Ambleside Avenue, South Shields, NE34 0DQ

PRICE
REDUCED



PRICE REDUCTION

Asking price £149,950 Leasehold

A second-floor, south-easterly facing retirement apartment for the over-60s, offering a bright lounge with a walk-out balcony, a double bedroom and a modern shower room. Situated in Seymour Court, a professionally managed development with a House Manager, 24/7 call system, guest suite, and residents' lounge. Excellent transport links with a bus stop directly outside, and close to shops and amenities in South Shields. Low-maintenance, secure living designed for comfort and convenience.

Call us on 0345 556 4104 to find out more.

Ambleside Avenue, South Shields

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Seymour Court

Seymour Court is an exclusive development comprising 49 stylish one and two-bedroom retirement apartments, designed specifically for the over 60s. Ideally situated in the charming coastal town of South Shields, this attractive development is nestled within a peaceful residential neighbourhood, offering both tranquility and convenience. Residents benefit from a nearby bus stop, providing quick and easy access to the vibrant town centre. Here, you'll discover a welcoming mix of cafés, bars, and restaurants, alongside a range of popular high street retailers and unique independent shops—perfect for relaxed days out and everyday essentials alike.



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

The thoughtfully designed kitchen features a comprehensive range of high-quality, modern appliances to support ease of use and independent living. These include a convenient waist-height oven, making access simple and strain-free, a sleek ceramic hob, and an integrated fridge/freezer that blends seamlessly into the cabinetry. Every element has been carefully considered to ensure that both cooking and cleaning are as effortless and enjoyable as possible, with ample worktop space and clever storage solutions enhancing both practicality and style.



1 Bed | £149,950

Living room

Spacious Living Room with an opening door leading onto a beautiful patio area overlooking the communal grounds. 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.

Service charge

Service Charge £2,427.67 per annum, for year ending 31/03/2026, 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: 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

