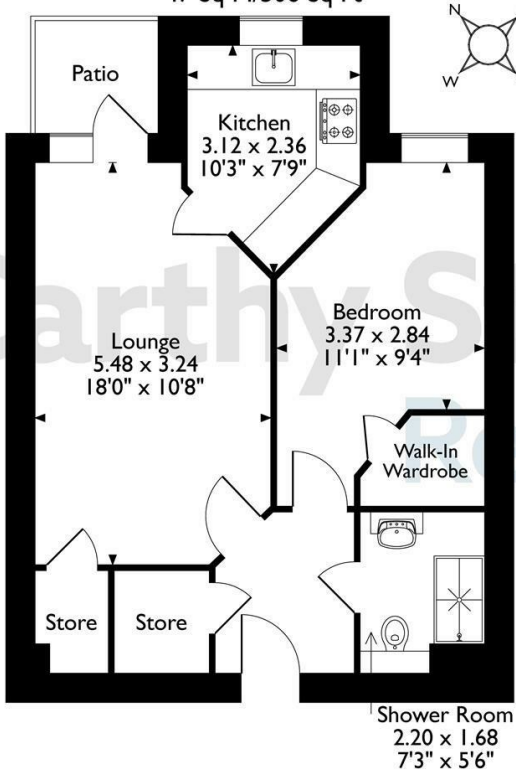
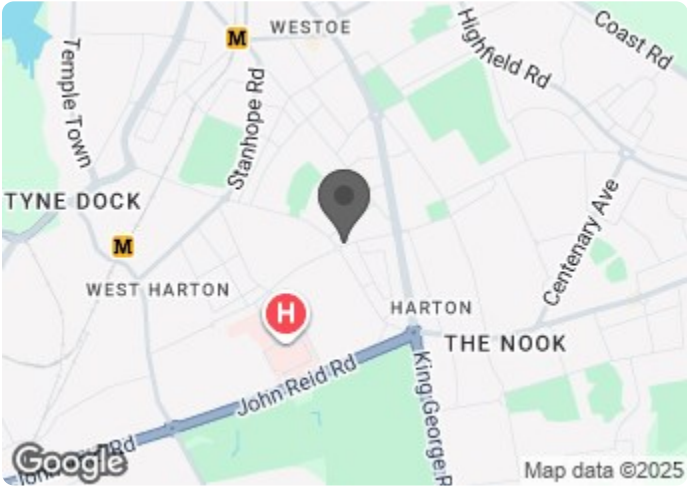


16 Seymour Court, Ambleside Avenue, South Shields
Approximate Gross Internal Area
47 Sq M/506 Sq Ft



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		
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.



16 Seymour Court

Ambleside Avenue, South Shields, NE34 0DQ



Asking price £159,950 Leasehold

A bright and well-presented ground-floor one-bedroom apartment, offering a private patio and pleasant views across the communal gardens within a sought-after Retirement Living development.

~Must be seen~

Call us on 0345 556 4104 to find out more.

Seymour Court, 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.
- 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 a purpose-built McCarthy & Stone development designed for independent living, offering 33 one and two-bedroom apartments exclusively for the over-60s. A dedicated House Manager is on hand during office hours to look after the day-to-day running of the building and provide extra reassurance.

Security features include a camera door-entry system and a 24-hour emergency call system for added peace of mind. Homeowners can enjoy the communal lounge, a welcoming space to relax or catch up with friends and family. Guests travelling from further afield can stay overnight in the on-site Guest Suite, typically available for around £25 per night (subject to availability).

Local area

South Shields is a vibrant coastal town loved for its lively events calendar, stunning coastline and award-winning seafood. Whatever the weather, there's always something happening—from the International Magic Festival to the world-famous Great North Run. Summer brings the unmissable South Tyneside Festival, a three-month celebration packed with open-air concerts, live performances and colourful parades.



Food lovers are spoiled for choice, with excellent Italian, Indian and Chinese restaurants, plus the legendary Colmans, renowned for some of the best fish and chips in the world, just two miles from the development.

There's plenty to explore locally, including a reconstructed Roman Fort, the Catherine Cookson Museum and Art Gallery, Souter Lighthouse, and Ocean Beach Pleasure Park.

Nature enthusiasts can enjoy beautiful coastal walks along beaches, coves and dramatic cliffs, home to one of the UK's largest seabird colonies. For days out, you can hop on the historic Shields Ferry to North Shields or take the bus or Metro straight into Newcastle city centre.

Entrance Hall

Front door with spy hole leads to the entrance hall the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and bathroom.

Living Room

A generously sized lounge with a door opening onto a private patio at the rear of the development. Facing north-east, the room enjoys plenty of natural light and offers ample space for both relaxing and dining. Features include TV and telephone points, two ceiling lights, fitted carpets, raised electric sockets, a storage heater and an additional wall-mounted heater. A partially glazed door leads through to the separate kitchen.

Kitchen

Fully fitted, partially tiled 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

Generous north east facing bedroom with window overlooking communal grounds . Door leads onto a walk-in wardrobe



1 bed | £159,950

housing hanging rails and shelving. Ceiling lights, TV and telephone point, fitted carpets, raised electric power sockets and wall mounted heater.

Bathroom

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

Service Charge

The Annual Service Charge is £2,427.67 for the financial 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.

Car Parking Space

Please note, this property does not come with a parking space within the development.

Leasehold Information

Lease: 999 years from 1st June 2018
Ground rent: £495 per annum
Ground rent review: 1st June 2032
Managed by: McCarthy and Stone Management Services

Additional Information & Services

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

