



McCarthy & Stone

The UK's leading retirement housebuilder



Seymour Court

South Shields



Welcome to Seymour Court

Seymour Court is McCarthy and Stone's new development of Retirement Living apartments in South Shields. This stunning development offers a collection of 49 one and two bedroom apartments exclusive to people aged 60 and over. It provides a rare opportunity to own a high quality and stylish home that has been carefully designed to allow you to enjoy all the pleasures retirement brings.

At Seymour Court you can enjoy your beautiful apartment free from the worry of exterior maintenance. Feel safe and secure with a camera door entry system linked to the TV in your apartment and emergency call points answered 24 hours a day. What's more when you feel like company, the social lounge is a welcoming space where you can meet with friends and neighbours.



Convenient location
Low maintenance apartments
Social lounge
Guest suite#
24 hour emergency call system
Camera door entry system
Private parking#
Lift to all floors



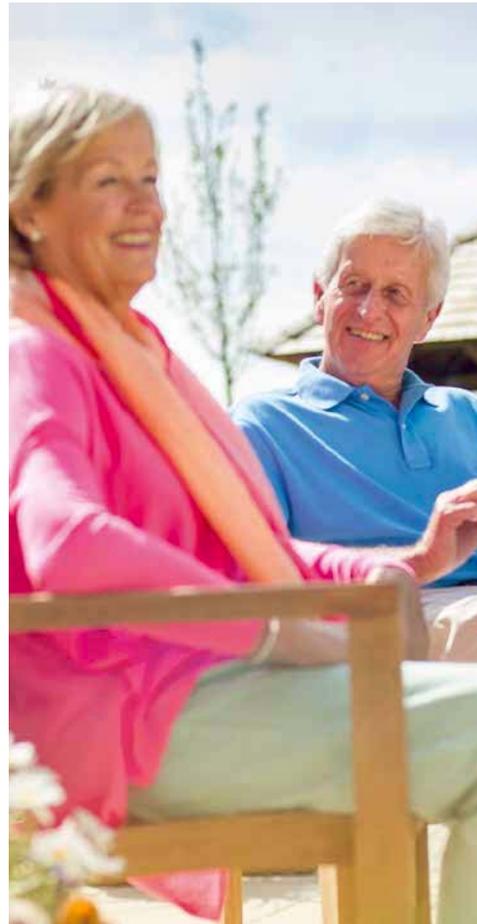
#Subject to availability. Additional charge applies.

Live life your way

Whether you want to move closer to family, free up funds or are simply looking for a beautiful new home, Seymour Court provides properties of genuine quality to meet your needs.

Living in a McCarthy and Stone apartment means those time consuming chores such as gardening and external maintenance, including external window cleaning and general upkeep of the communal areas are taken care of by our expert team at McCarthy and Stone Management Services.

McCarthy and Stone Management Services maintains our developments to a high standard, providing an excellent and efficient service for our homeowners day in, day out. This is why at Seymour Court you can relax in the knowledge that more time is your time; instead of spending hours looking after your property, you can concentrate on those hobbies and activities you really enjoy.



“Cosgrove Hall is a very sociable place and we really enjoy the active social life. We have regular coffee mornings and film nights and there is always someone to talk to.

However, having your own apartment means that if you prefer your own company, there is complete privacy in your own home.”

Homeowner,
Cosgrove Hall, Manchester





Enjoy companionship and security

At the centre of this Retirement Living development you will find the House Manager who will be on hand Monday to Friday ensuring things run smoothly day to day.

A 24 hour emergency call system ensures you will have assistance should you ever need it and a fully monitored smoke detector and intruder alarm helps ensure the safety of your property when you are not at home.

Peace of mind also comes from a camera door entry system linked to your TV, so you can see who is there before letting anyone in.

When you feel like company, the social lounge makes a welcoming space to meet with friends and neighbours. When family or friends come to visit, the stylish guest suite[^] will be a comfortable place for them to stay. And as a McCarthy and Stone homeowner, you will be entitled to stay in the guest suite at any of our developments throughout the UK. You can use them to enjoy a city break in the major cities including Edinburgh, London and Bristol or spend time in the country or by the coast.

We also understand how important a pet can be in your life so you are welcome to bring a well-behaved pet to live with you in your apartment*.

The little details matter

The little details matter every bit as much to McCarthy & Stone as they do to you. A touch more here and some extra attention there can make all the difference to your contentment. Every McCarthy & Stone apartment is specifically designed to make life easy and comfortable.

Features include open plan living and dining areas and modern fully fitted kitchens with integrated appliances including a waist height oven, a ceramic hob and fridge/freezer. Main bedrooms enjoy generous storage with walk in wardrobes while contemporary shower rooms offer both luxury and functionality with tiled floors, part tiled walls and low level shower trays. Apartments benefit from either an outdoor terrace, walk out balcony or Juliette balcony. The well maintained grounds include landscaped gardens, a seated patio area and a private car park.^^



^^ Subject to availability. *Additional charges apply.

Typical interior



With double glazing, insulation and electric heating throughout, your apartment is designed to be energy efficient, allowing you to keep warm whilst helping to keep your heating bills low. We have also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in.

Every apartment comes with a two year warranty for most aspects of the construction, backed up by the reassurance of an NHBC guarantee which covers major structural defects for a further eight years.



Typical bedroom



Typical shower room

*Subject to own subscription

There is plenty on your doorstep in South Shields

The coastal town of South Shields has a great range of attributes for an active retirement lifestyle. With excellent amenities including your favourite main brand retailers, opticians, banks, pharmacies and a Post Office, it would be hard to find a better choice than this popular seaside resort.

If you enjoy dining out there is a great choice of restaurants and bars with food choices ranging from traditional pub meals to fine international cuisine.

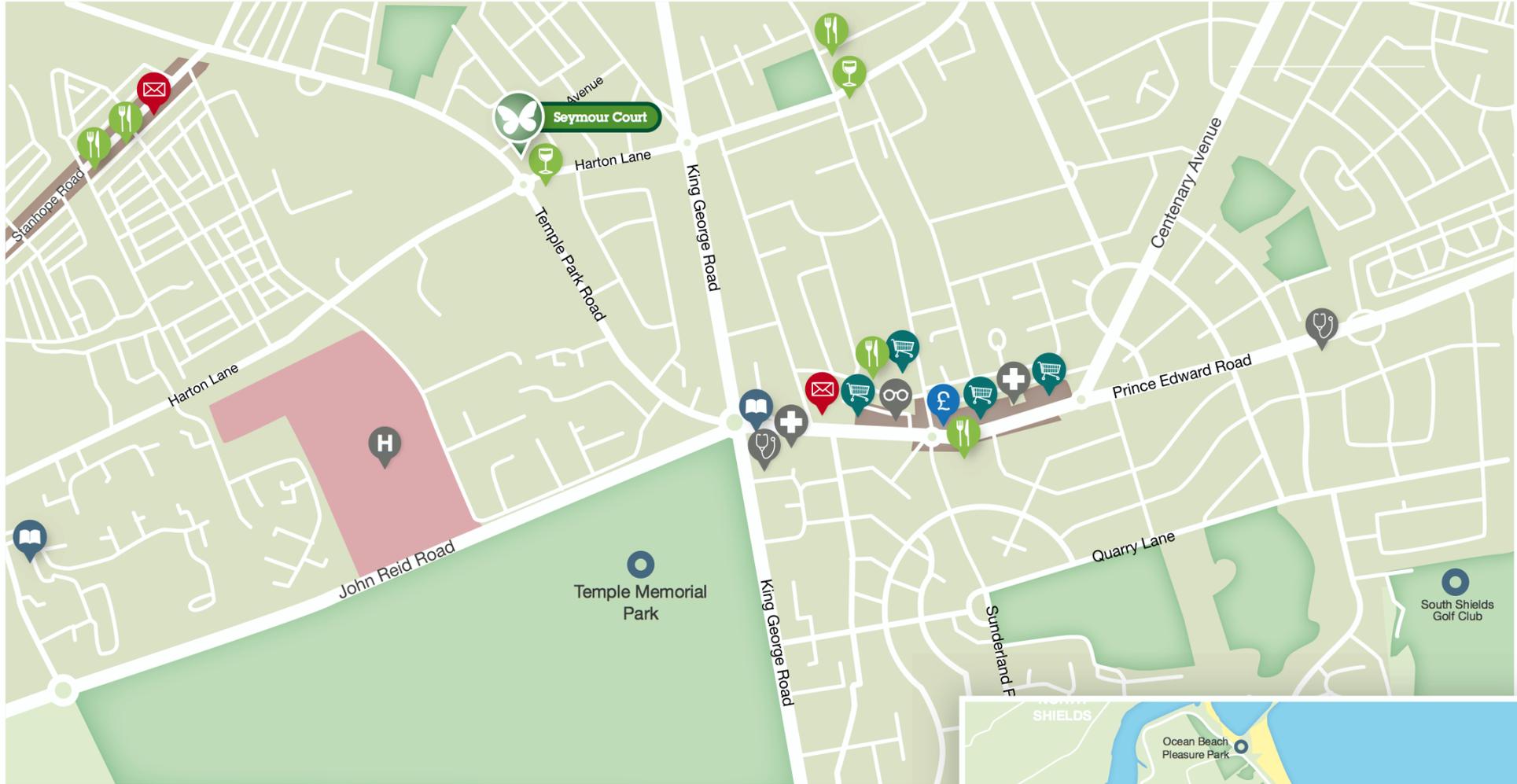
Lovers of the outdoors will find that the award winning Little Haven Promenade makes the perfect place to relax and enjoy the coastal views. Six miles of coastline and sandy beaches offer breath taking views and stunning walks.

Excellent golf facilities, a tennis club and leisure centre means there is something for everyone to enjoy.

Good transport links in South Shields ensure your family are always close by. The town is bound by the A19 to the west and is situated close to the Tyne Tunnel. The Tyne and Wear Metro system provides easy access to Newcastle, Gateshead and Newcastle airport.

*Correct at time of print.





Seymour Court
 Ambleside Avenue
 South Shields
 Tyne And Wear
 NE34 0DQ

- | | | | |
|--|------------------|--|-----------------|
| | RESTAURANTS | | OPTICIANS |
| | SHOPPING | | DOCTORS |
| | BAR / RESTAURANT | | POST OFFICE |
| | PHARMACY | | HOSPITAL |
| | BANK | | PARKS & GARDENS |
| | LIBRARY | | SHOPPING AREAS |



We'll help you make the move

Once you have found the perfect apartment, your move could not be in better hands. We will arrange for a removal company to carry out a full packing service for you completely free of charge. Your belongings would be packed for you, taken to your new apartment and unpacked again onto a flat surface. They will even de-clutter if you wish.

There are lots of ways we can make your move as easy as possible. We can even contribute to your moving costs, such as estate agent and solicitor fees. We also contribute to the cost of a handyman service if you need someone to put up pictures, shelves or hang curtains.*

Once you see how easy and enjoyable life could be with McCarthy & Stone, you will be convinced it is the right move for you.

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print.

*Terms and conditions apply. Visit mccarthyandstone.co.uk/smoothmove or speak to a sales executive for more details.



“When the time came to make the move I didn't have to do a thing. It was all arranged for me and went without a hitch. When I entered my new apartment I knew I had made the right choice.”

Jackie Follet
Homeowner, Isle of Wight





Seymour Court, South Shields

Site Plans & Typical Apartments

Seymour Court

Apartment plans

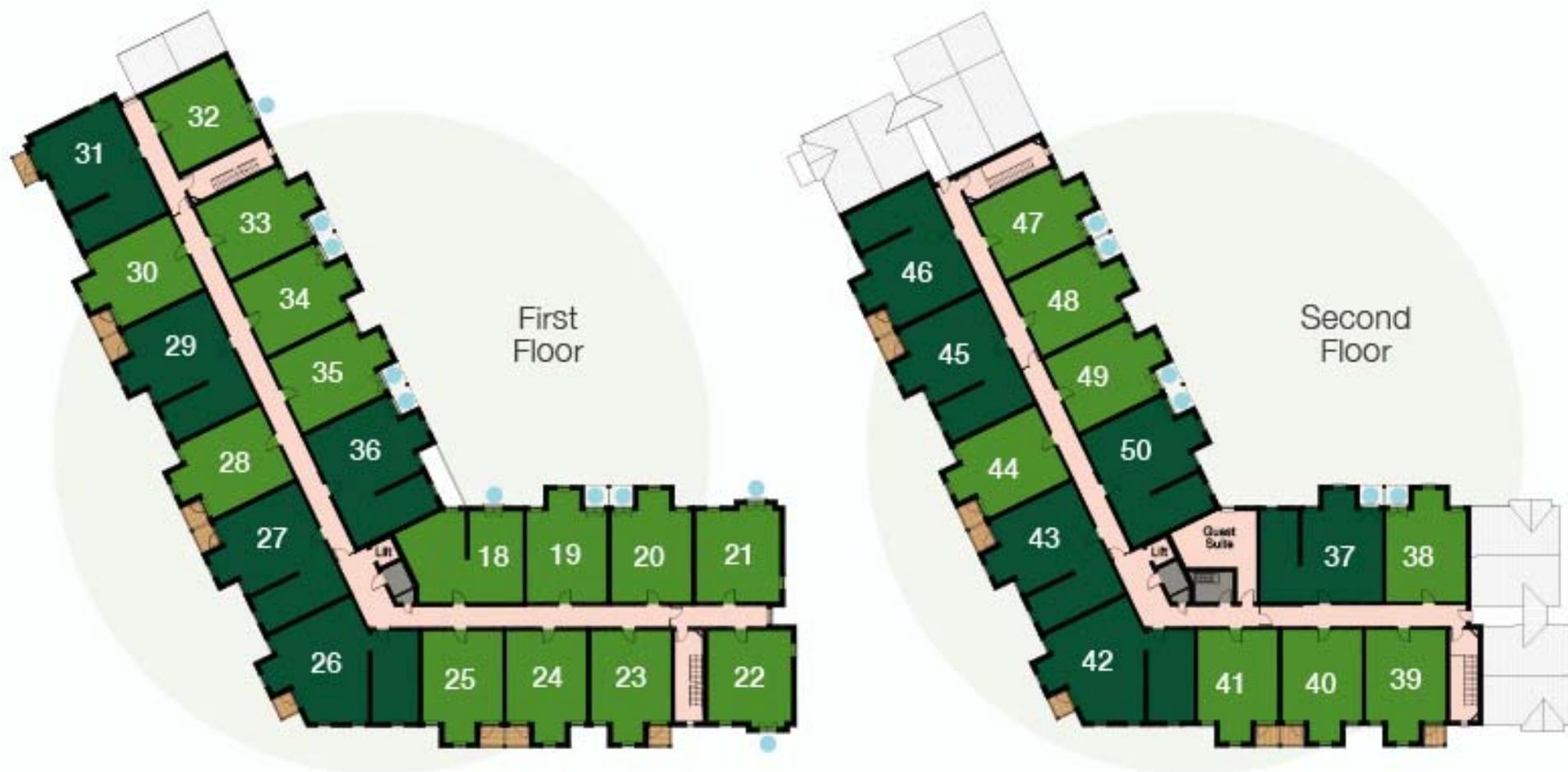


Ground Floor



KEY

- Communal Areas
- Walk Out Balcony
- Terrace
- Juliet Balcony
- Staff Areas
- Two Bedroom Apartments
- One Bedroom Apartments



Balcoony and patio positions may vary according to plot and floor level - please see our Sales Executive for individual plan details.

Any dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before traveling to view.

Correct at time of going to print 27/04/18

Seymour Court

Site layout



KEY

-  Hard Landscaping
-  Gardens
-  Parking
-  Terrace
-  Communal Areas
-  Staff Areas
-  Two Bedroom Apartments
-  One Bedroom Apartments
-  Substation



Seymour Court

Typical one bedroom apartment

The apartment at a glance:

General

- NHBC 10 year guarantee
- Double glazing throughout
- Walkout balcony, Juliet balcony or terrace
- Telephone and television points in living room and bedrooms
- Sky/Sky+ connection point in living room*
- Raised sockets
- Car parking available on site**

Bedroom

- Walk in or fitted wardrobe

Shower room

- Shower room with WC
- Part tiled walls
- Glazed shower screen
- Low level shower tray and
- Grab rail
- Heated towel rail
- Chrome fittings

Heating and finishes

- Electric panel heating
- Oak veneered internal doors
- Chrome door furniture

Safety and security

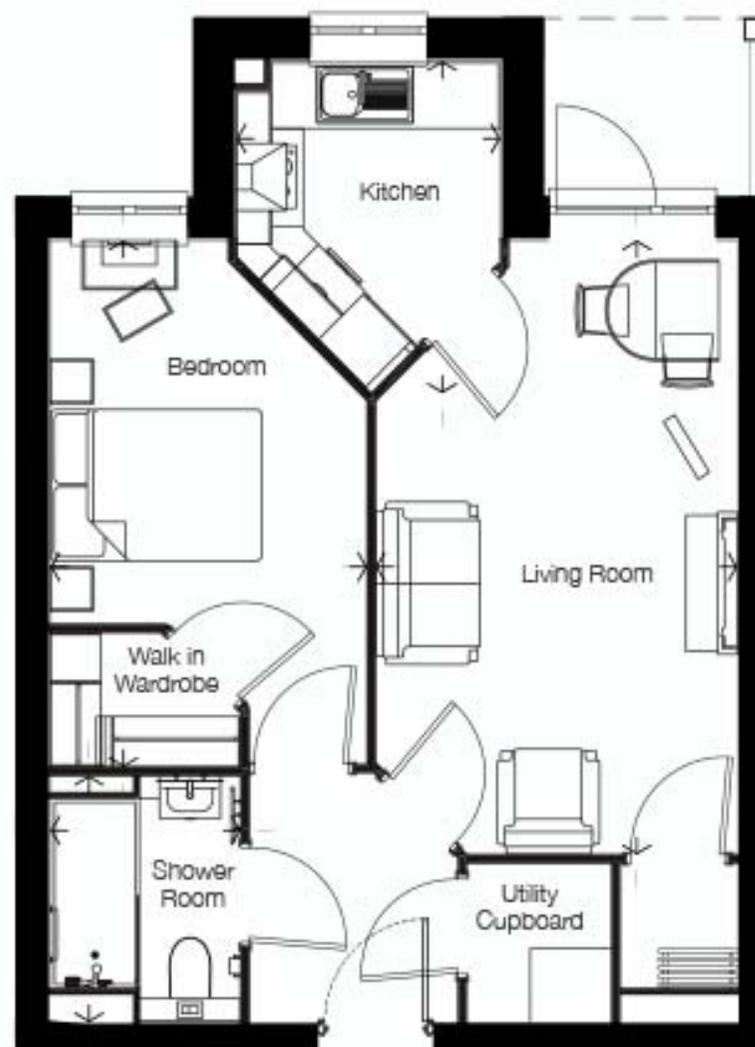
- Tunstall Telecare System
- Camera door entry system linked to your TV
- Smoke detector and intruder alarm
- Illuminated light switches in the bedroom and shower room

Kitchen

- Hacienda kitchen
- Indesit extractor hood
- Hotpoint oven
- Hotpoint hob
- Indesit integrated fridge freezer
- Adjustable spot lighting
- Under cabinet lighting
- Tiled floor

Utility cupboard

- Bosch standalone washer dryer



Living	10'-8" max x 18'-0" max	3253mm max x 5480mm max
Kitchen	7'-9" max x 9'-9" max	2373mm max x 2963mm max
Shower Room	6'-7" x 7'-3"	1710mm x 2200mm
Bedroom	9'-4" max x 15'-5" max including walk-in wardrobe	2848mm max x 4700mm max including walk-in wardrobe

*Subject to subscription. **Extra charges apply **Subject to availability

Seymour Court

Typical two bedroom apartment

The apartment at a glance:

General

- NHBC 10 year guarantee
- Double glazing throughout
- Walkout balcony, Juliet balcony or terrace
- Telephone and television points in living room and bedrooms
- Sky/Sky+ connection point in living room-
- Raised sockets
- Car parking available on site**

Bedrooms

- Walk in or fitted wardrobe to the master bedroom

Kitchen

- Hacienda kitchen
- Indesit extractor hood
- Hotpoint oven
- Hotpoint hob
- Indesit integrated fridge freezer
- Adjustable spot lighting
- Under cabinet lighting
- Tiled floor

Utility cupboard

- Bosch standalone washer dryer

Shower room

- Shower room with WC
- Part tiled walls
- Glazed shower screen
- Low level shower tray
- Grab rail
- Heated towel rail
- Chrome fittings

Heating and finishes

- Electric panel heating
- Oak veneered internal doors
- Chrome door furniture

Safety and security

- Tunstall Telecare System
- Camera door entry system linked to your TV
- Smoke detector and intruder alarm
- Illuminated light switches in the master bedroom and shower room



Living	10'-8" max x 18'-2" max	3253mm max x 5649mm max
Kitchen	7'-9" max x 9'-9" max	2373mm max x 2983mm max
Shower Room	7'-3" x 6'-9"	2200mm x 2050mm
Bedroom2	9'-4" max x 14'-0" max	2856mm max x 4266mm max
Master Bedroom	9'-6" max x 15'-11" max including walk-in wardrobe	2905mm max x 4850mm max including walk-in wardrobe

*Subject to subscription. **Extra charges apply **Subject to availability



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McCarthy & Stone has apartments for sale at over 100 developments across the UK. So, wherever you want to be, we will have locations that are perfect for you.



Please call us free on **0800 201 4106**
and we will help you find your perfect home.

mccarthyandstone.co.uk/seymourcourt

Seymour Court, Ambleside Avenue, South Shields NE34 0DQ