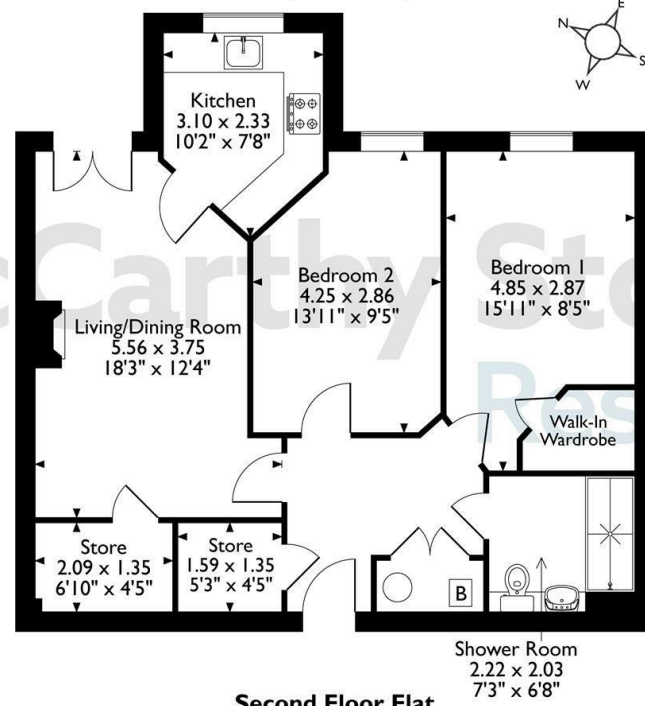


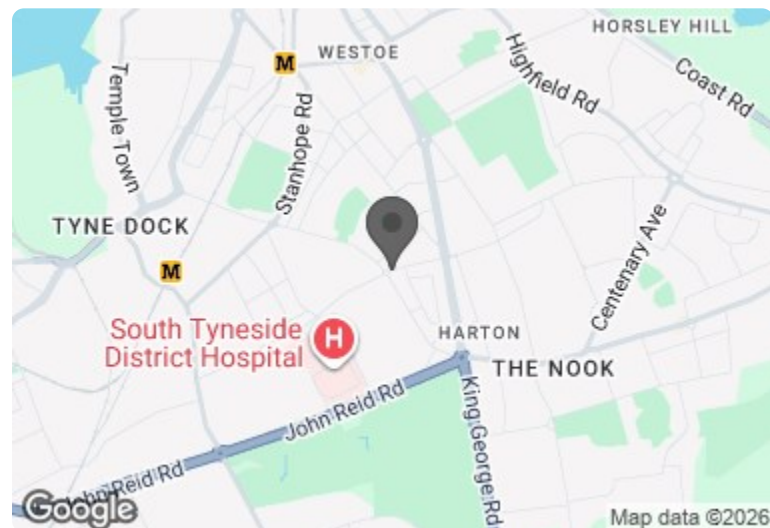
50 Seymour Court, Ambleside Avenue, South Shields  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



**Second Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
<b>England &amp; Wales</b>	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.

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Registered in England and Wales No. 10716544



**50 Seymour Court**

Ambleside Avenue, South Shields, NE34 0DQ

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £199,950 Leasehold**

NO ONWARD CHAIN and vacant possession. Seymour Court – A bright and welcoming second-floor retirement apartment for the over 60s, offering a spacious lounge, two bedrooms and a modern bathroom. Ideally situated on Ambleside Avenue, South Shields, close to local shops and amenities.

**Call us on 0345 556 4104 to find out more.**

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

# Seymour Court, Ambleside Avenue, South

2 Bed | £199,950

PRICE  
REDUCED

## 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.

## The Development

Seymour Court, purpose-built by McCarthy & Stone for independent retirement living, comprises 33 stylish one and two-bedroom apartments exclusively for the over 60s. Here, you can relax knowing there's a dedicated House Manager on hand during office hours to provide support and ensure everything runs smoothly.

For added peace of mind, the development features a secure camera door entry system and a 24-hour emergency call system should you ever need assistance. The welcoming Homeowners' Lounge is the perfect place to socialise with friends and neighbours, while visiting family can book into the comfortable Guest Suite for an overnight stay (typically £25 per night, subject to availability).

## Local area

South Shields is a lively coastal town with a year-round events calendar, from the International Magic Festival to the famous Great North Run. Summer brings the unmissable South Tyneside Festival, with open-air concerts, performances and colourful parades.

Food lovers will enjoy a variety of restaurants and world-class

fish and chips at the iconic Colmans. Local attractions include a reconstructed Roman Fort, Souter Lighthouse, Ocean Beach Pleasure Park and a museum celebrating author Catherine Cookson.

Nature is never far away, with scenic coastal walks, sandy beaches, and one of the UK's largest seabird colonies. Excellent transport links include the Shields Ferry to North Shields and regular bus and metro services to Newcastle.

## Entrance Hall

The front door, fitted with a spy hole, opens into a spacious entrance hall. Here you'll find the 24-hour Tunstall emergency response pull cord system, a walk-in storage/airing cupboard housing the washer-dryer, and a further cupboard for meters. Additional features include a storage heater, illuminated light switches, smoke detector, and an apartment security door entry system with intercom. From the hallway, doors lead to the living room, bedrooms, and bathroom.

## Living Room

A spacious lounge with a door leading to a Juliette balcony at the rear of the development, enjoying a north-east aspect that makes the room bright and welcoming in the mornings. A modern, wall-mounted marble-effect fireplace creates an attractive focal point, while the generous layout offers ample space for dining. Additional features include TV and telephone points, two ceiling lights, fitted carpets, raised electric sockets, a storage heater, and a wall-mounted heater. A partially glazed door leads through to the separate kitchen.

## Kitchen

Fully fitted and partially tiled kitchen featuring a range of modern low- and eye-level units, drawers, and complementary work surfaces. A stainless steel sink with mono-lever tap and drainer. Appliances include a built-in oven, ceramic hob with extractor hood, integrated fridge/freezer, and under-pelmet lighting. Finished with a tiled floor for easy maintenance.

## Bedroom One

Generous north-east facing bedroom with a window overlooking the communal grounds. A door leads to a walk-in wardrobe with hanging rails and shelving, complemented by

additional built-in wardrobes for ample storage. Further features include ceiling lights, TV and telephone points, fitted carpets, raised electric power sockets, and a wall-mounted heater.

## Bedroom Two

A well-proportioned second double bedroom with a bright north-east aspect, ideal as a guest room, dining space, or study. Features include ceiling lights, a telephone point, fitted carpets, raised electric power sockets, and a wall-mounted heater.

## Shower Room

Fully tiled bathroom fitted with a modern suite comprising a walk-in double shower with glass screen and hand rail, low-level WC, and a vanity unit with inset sink and mirror above. Additional features include a wall-mounted heater and an emergency pull cord for added peace of mind.

## 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 annual service charge is £3,821.48 for the financial year ending 31/03/2027.

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.

## Leasehold Information

Lease: 999 years from 1st June 2018

Ground rent: £495 per annum

Ground rent review: 1st June 2033

Managed by: McCarthy and Stone Management Services

## Additional Information & Services

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

