



7 Bede Court Marden Avenue  
, North Shields, NE30 4PA  
**£145,000**



**Trading Places**

Coastal and Country Property Specialists



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## 7 Bede Court Marden Avenue

, North Shields, NE30 4PA

Trading Places are delighted to welcome to the market for sale, this immaculately presented one bedroom ground floor retirement apartment, ideally located just off the sea front and close to local shopping facilities and Cullercoats Metro Station.

The Bede Court development briefly comprises; communal ground floor entrance area including communal residents lounge with a kitchen, laundry room, internal refuse room and stair/lift access to upper floors. This ground floor apartment benefits from entrance hallway, spacious living room, fitted kitchen, one bedroom and shower room.

This purpose built McCarthy & Stone development provides excellent standard accommodation for mature buyers, over 60s, with a nice blend of independent living and yet within a community that includes a range of shared facilities. The property has an on site housing manager who can be contacted from various points within each property in the case of an emergency. For periods when the Housing Manager is off duty there is a 24 hour emergency call system. The apartment further offers resident and visitor car parking, with a guest suite available to hire for visiting family/friends. The communally maintained gardens are immaculately cared for and benefit from a westerly aspect to the rear.

Viewings are highly recommended and can be arranged by appointment through Trading Places on 0191-2511189. EPC Rating C. Council Tax band B.



### Communal Entrance

Secure entry system into communal lobby and residents lounge with kitchen. Laundry facilities and guest suite located on ground level. Lift/stairs to upper levels and corridor leading to the ground floor apartment number 7.

### Hallway

Private front entrance door opening to welcoming hallway with built in storage cupboard and ceiling coving. Doors leading to living room, master bedroom and shower room. Panic alarm fitted to wall.

### Living Room

15'11 x 10'4 (4.85m x 3.15m)

Homely rear facing living room offering an abundance of natural lighting from double glazed doors leading to communal garden. Electric modern heater, ceiling coving, wall light points and panic alarm. Double doors leading through to kitchen.





#### Kitchen

14'8 x 7'1 (4.47m x 2.16m)

This ground floor apartments offers a larger style functional kitchen. Incorporating wall, base and draw units with matching worktops. Eye level integrated oven and induction hob. Space for fridge freezer and plumbing for washing machine. Two double glazed windows providing an abundance of natural light.

#### Master Bedroom

12'6 x 9'0 (3.81m x 2.74m)

This generous size bedroom has a double glazed window looking on to communal rear gardens. This room is bright and airy. Fitted wardrobes, ceiling coving, wall mounted electric modern heater.

#### Shower Room

The shower room incorporates a large shower enclosure with electric shower. Vanity wash basin with storage below and low level WC. Tiled walls, electric heater and extractor fan.

#### External

Bede Court is set in beautifully maintained grounds - with a beautiful mainly grassed rear garden for residents to enjoy and benefitting from a westerly aspect. To the front of the development is resident and visitor parking.

#### Lease Details

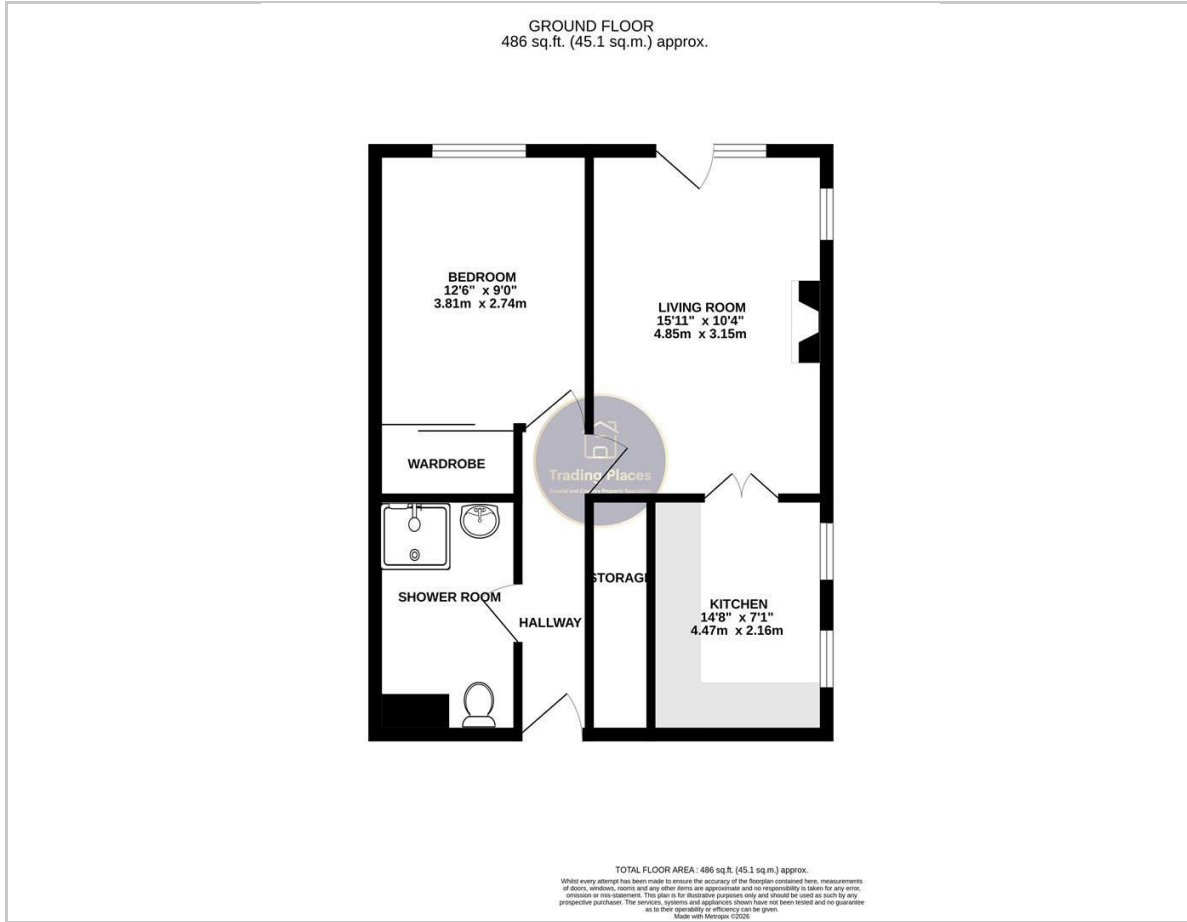
Age Restriction - Over 60's Only

Lease Term - 125 years from 1 May 1997

Annual Ground Rent - £512.84

Annual Service Charge - £2,670.68

## Floor Plan

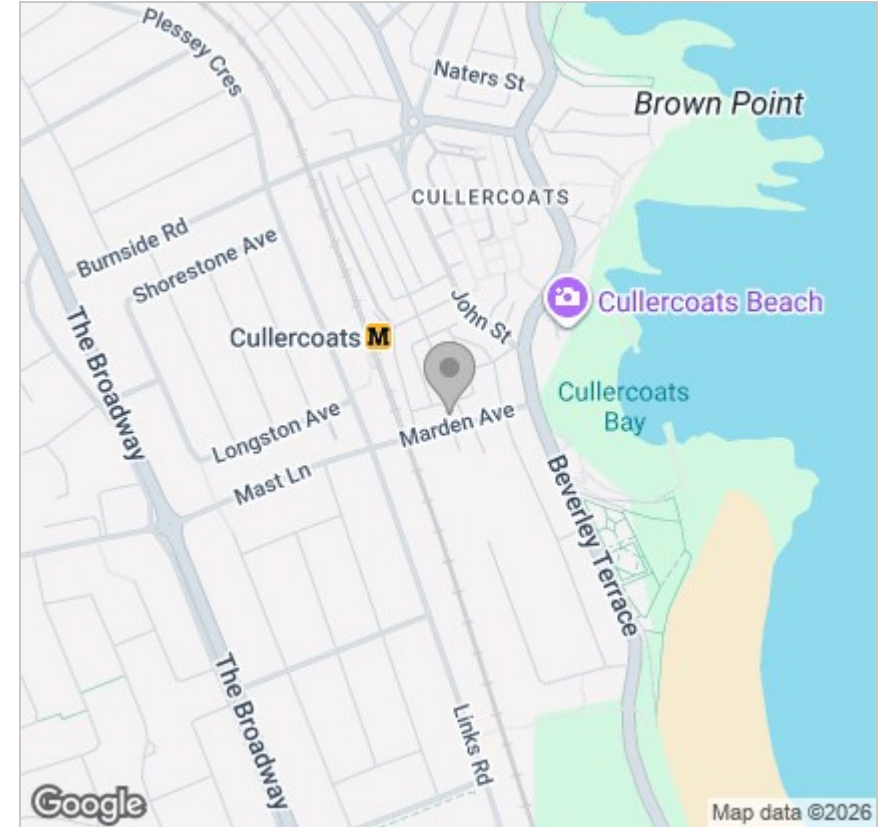


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

