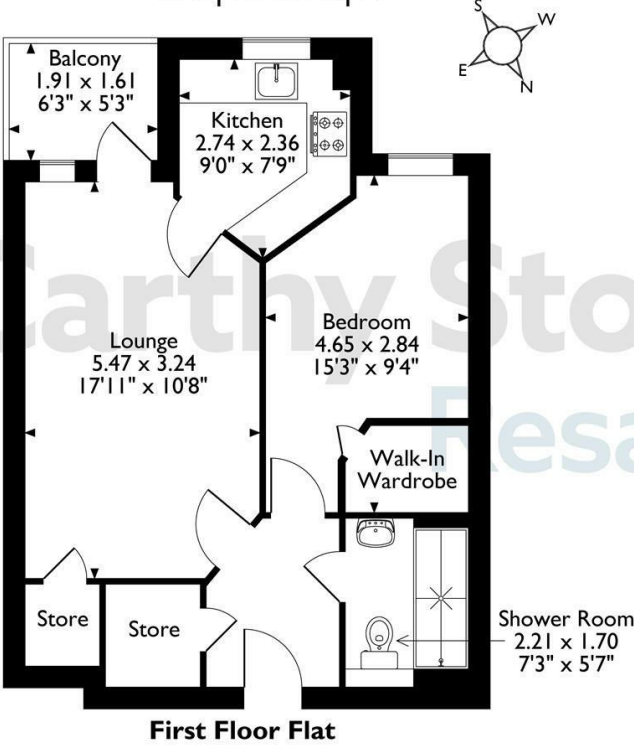


28 Seymour Court, Ambleside Avenue, South Shields
Approximate Gross Internal Area
46 Sq M/495 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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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. 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 any purpose is strictly prohibited.

28 Seymour Court

Ambleside Avenue, South Shields, NE34 0DQ



Asking price £145,000 Leasehold

A beautifully bright and spacious one bedroom SOUTH WEST FACING retirement apartment on the FIRST FLOOR WITH A WALK OUT BALCONY AREA and an allocated PARKING SPACE.

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.
- 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 consists of 49 stylish one and two-bedroom retirement homes, exclusive to the over 60s and conveniently located in the beautiful coastal town of South Shields. This attractive retirement development is set within a quiet residential area. There is a bus stop within easy reach which quickly takes you into the heart of South Shields where you'll find a wealth of cafes, bars and eateries as well as your favourite high street stores and smaller independent shops.

Local area

South Shields offers a wide variety of restaurants, including the famous Colmans fish and chips, alongside attractions such as the Roman Fort, Souter Lighthouse, local museums and Ocean Beach Pleasure Park. The beautiful South Tyneside coastline provides scenic



walks past beaches, coves and seabird colonies, while excellent ferry, bus and Metro links make it easy to visit North Shields and Newcastle 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

This kitchen has a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

Living room

Spacious Living Room with an opening door leading onto a beautiful south west facing walkout balcony area overlooking the communal grounds. Focal point electric fireplace. 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.

Shower room

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.

Car Parking

The property has the advantage of an owned and allocated parking space.

Lease Information

Lease Length: 999 years from June 2018
Ground rent: £425 per annum
Ground rent review: 06/2033



1 bed | £145,000

Additional Information & Services

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

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Annual Service Charge: £2,547.65 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

