

McCARTHY STONE RESALES

3 MARDEN COURT, GROSVENOR DRIVE, WHITLEY BAY, NE26 2JB



Total floor area 48.4 sq.m. (521 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	77



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There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



A well presented one bedroom GROUND FLOOR apartment with a PRIVATE PATIO AREA accessed directly from the Lounge. Featuring an OPEN PLAN Living Room with modern fitted Kitchen. MCCARTHY STONE RETIREMENT LIVING for the OVER 60'S.

PRICE REDUCTION

ASKING PRICE £189,950 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

MARDEN COURT, GROSVENOR DRIVE,

1 BEDROOMS £189,950

SUMMARY

Marden Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 25 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours 9.30am - 2.30pm, Monday - Friday to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

Marden Court is situated in the popular seaside town of Whitley Bay with bracing sea air, magnificent golden sands, The Spanish City Dome, dining and leisure centre, arcades, cafes and shops, Whitley Bay has remained ever popular with families for decades. Getting around couldn't be easier, Tyne & Wear Metro operates from Whitley Bay station and provides a regular service throughout the Metro network. Bus stops can be found close to Marden Court on Whitley Road and Park View, providing local services, together with connecting routes to Newcastle city centre, Newcastle International Airport and Gateshead.

ENTRANCE HALL

Front door with spy hole leads to the large 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 lounge, bedroom and shower room.

LOUNGE

A bright and airy lounge with the benefit of window and patio door leading onto private patio area and well maintained communal gardens. There is a feature electric fire with surround which acts as an attractive focal point and ample space for dining. TV, telephone points, two ceiling lights, fitted carpets, raised electric power sockets. Leading onto an open plan kitchen.

KITCHEN

Well equipped modern kitchen with tiled walls, cream ceramic flooring and a range of low and eye level units and drawers with black worktop and chrome handles. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Eye level oven, ceramic hob, cooker hood, integral fridge freezer and washing machine.

BEDROOM

Double bedroom with window overlooking communal gardens. Door to walk-in wardrobe

housing hanging rails and shelving. Fitted carpets, raised electric power sockets, ceiling lights and TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower with glass screen, low level WC, sink with vanity unit and mirror above.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Underfloor heating
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is £250 per annum and are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASEHOLD INFORMATION

Lease Length: 125 years from 2013
Ground Rent: £425 per annum
managed by: McCarthy Stone Management Services

