

PRICE REDUCTION



McCarthy & Stone
RESALES



15 Marden Court Grosvenor Drive, Whitley Bay, NE26 2JB
Asking price £235,000 Leasehold

For further details
please call 0345 556 4104

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A spacious TWO BEDROOM, TWO BATHROOM RETIREMENT APARTMENT with a JULIET BALCONY in a CORNER POSITION of this popular McCARTHY STONE DEVELOPMENT for the OVER 60'S.

Marden Court

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 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

Your front door with spy hole leads to the large entrance hall where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. There is a door to a walk-in

storage cupboard/airing cupboard and further doors lead to the lounge, two bedrooms and bathroom.

Lounge

This delightful dual aspect lounge benefits from a door opening onto a Juliet balcony which overlook the development. There is ample space for dining and a feature electric fire and stone effect surround. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double glazed doors lead into the separate kitchen.

Kitchen

Fully tiled fitted kitchen with a range of modern low and eye level units with under pelmet lighting and drawers with a granite effect roll top work surface over. Inset stainless steel sink and drainer with mono lever tap and double window above. Eye level oven, ceramic hob, cooker hood over and integral fridge freezer.

Bedroom one

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.

En-suite Bathroom

Fully tiled and fitted with suite comprising of bath with electric shower over and hand rail. WC, vanity unit with sink and mirror above, electric towel heater and emergency pull-cord.

Bedroom two

Generous second bedroom which could be used for dining or a study, if required. Attractive outlook across the communal gardens with raised electric power sockets and ceiling light.

Shower room

Fully tiled and fitted with suite comprising of walk-in shower, WC, sink with mirror above, electric towel rail and emergency pull-cord.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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. To find out more about the 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.

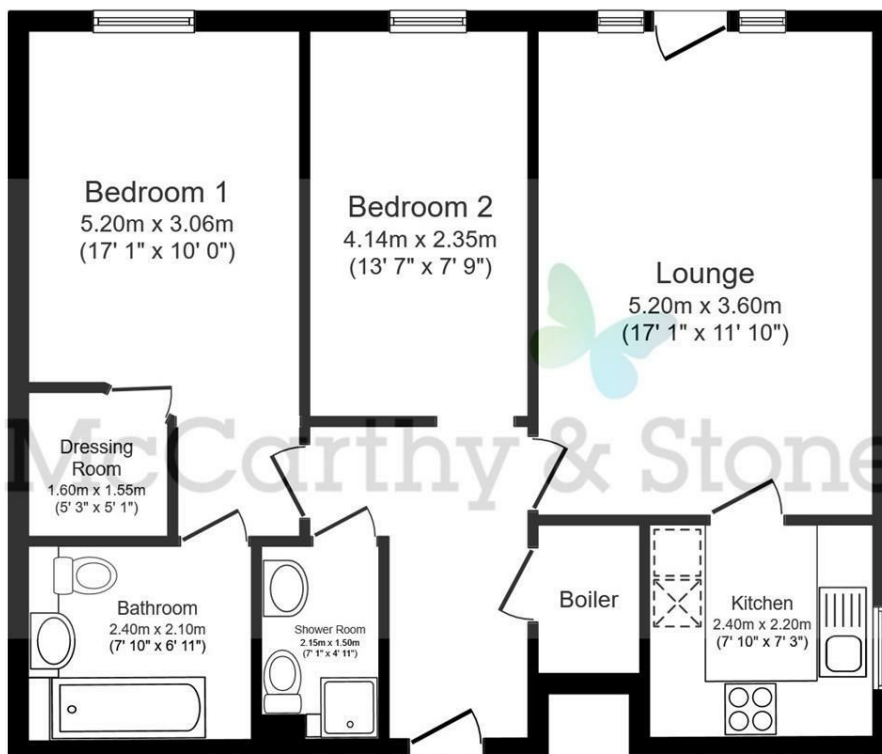
Leasehold information

Lease length: 125 years from 2013

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services





First Floor

Total floor area 68.0 sq. m. (732 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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