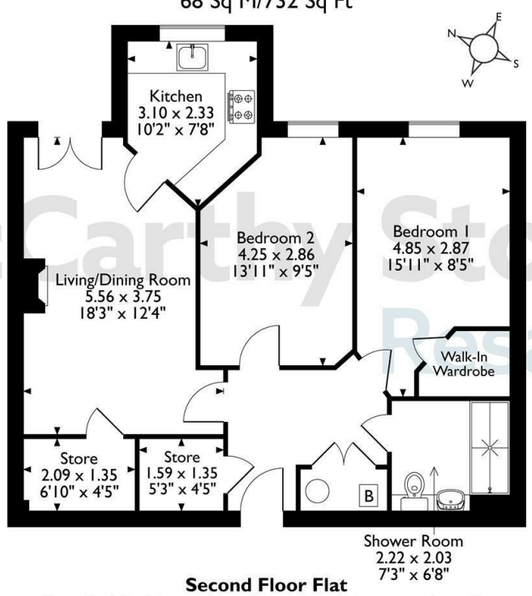
McCarthy Stone
Resales

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

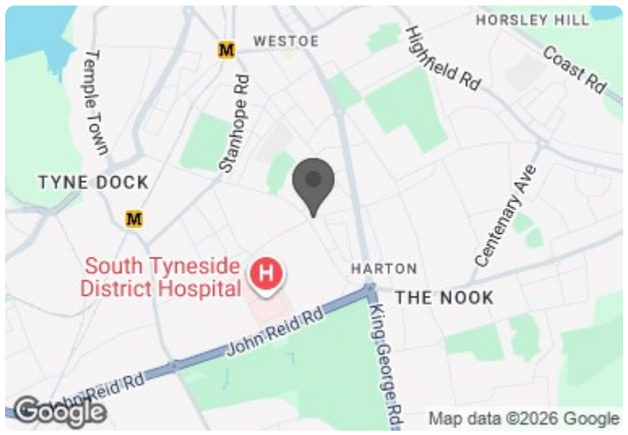


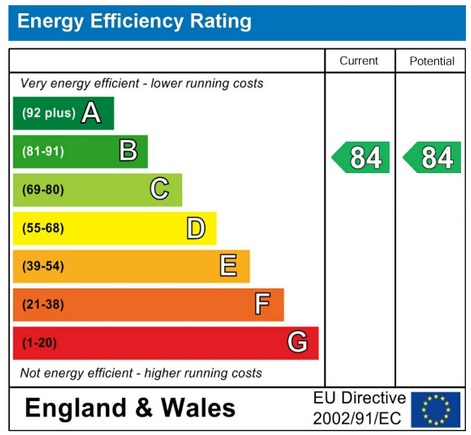
Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: C





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

50 Seymour Court

Ambleside Avenue, South Shields, NE34 0DQ







PRICE REDUCTION

Asking price £180,000 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.

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Seymour Court, Ambleside Avenue, South

2 Bed | £180,000

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

PRICE REDUCED











