



## 39 Seymour Court

South Shields, NE34 0DQ

£149,950



Retirement Living for the over 60's at its best! This luxurious and comfortable development is highly regarded and well situated providing easy access to Harton Village's shops and amenities, local bus routes for commuting, South Tyneside Hospital, and South Shields town centre. We offer this light and bright Second Floor Apartment with Southerly Aspect Balcony with interesting views. The layout includes a communal entrance with sumptuous residents lounge, both stairs and lift access to the second floor with the apartment offering well presented accommodation with one bedroom having a walk in wardrobe, shower room, lounge diner and a fitted kitchen. No Onward Chain, viewing essential to appreciate the qualities this complex has to offer.



Communal Entrance and Lounge

The main entrance to the complex gives access passed the house managers office into the hall which has a lift to all floors. There is a sumptuous communal lounge ideal for meeting and socialising with high quality furnishings and a fireplace. A really lovely extra space. The lift takes you to the second floor where this apartment is situated. In addition, there is a guest bedroom suite for visitors requiring an overnight stay.

Entrance hall

A private entrance hall with a large built in utility cupboard which has plumbing for a washer and housing the hot water cylinder which is electrically heated. Oak glazed door to

Living room/dining room

A well presented lounge diner with fire surround and an electric fire, There's a useful built in cupboard, an electric heater and French doors to the balcony

Balcony

A Southerly facing balcony with interesting views, ideal for a morning coffee or just relaxing and getting some fresh air.

Kitchen

Fitted with a range of wall and base units with contrasting work surfaces and housing a sink unit, electric hob with filter hood over, oven, fridge freezer and under unit lights, tiled floor

Bedroom

A double bedroom with an electric heater and through to a large walk in wardrobe area fitted with hanging space and storage shelves

Shower room

A double shower enclosure with mixer shower, vanity unit with wash basin, WC, part tiled walls and a tiled floor, electric towel radiator

External

Communal garden areas and car park with visitor bays

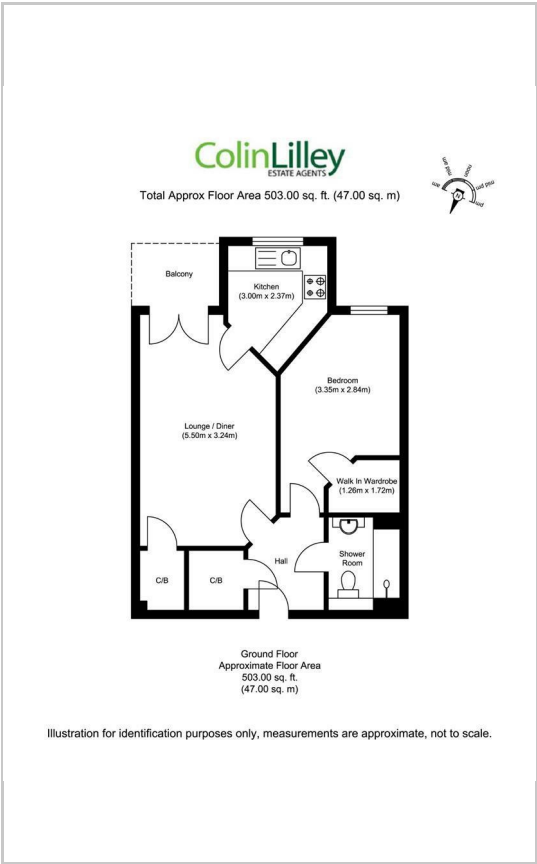
Note

Long Leasehold title 999 years from June 2018. Ground rent £425 per annum, reviewed 06/2033. A maintenance charge is payable for the upkeep of communal areas and includes water rates, emergency call system and buildings insurance for the apartment. There is a contingency fund for communal area decoration and cleaning of communal windows This is currently £2513.28 per annum. Council Tax band B. Mains Electric and Water connected. Flood Risk none. Broadband Basic 6 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT and Sky. Mobile Coverage O2 and Vodafone likely. Three and EE limited.

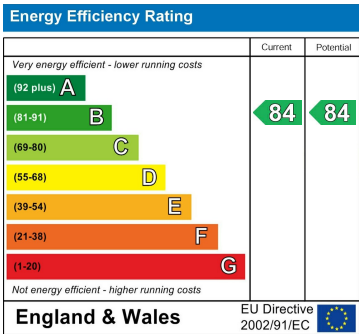
Area Map



Floor Plans



Energy Efficiency Graph



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