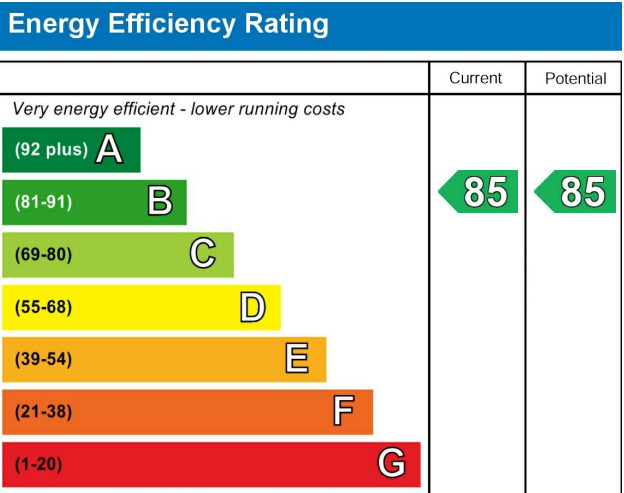


**Council Tax Band:** B  
**Security Deposit:** £1,488  
**Fee Summary:** Reservation deposit of £500 to be offset against your initial payment and fully refundable.



# McCarthy Stone

Retirement living *your way*

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 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. 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 rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

\*To be offset against your initial payment and fully refundable should your tenancy not proceed. \*\*Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. \*\*\* This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

McCarthy & Stone Limited, Trading as McCarthy Stone • T: 0800 8100 174 • W: mccarthyandstone.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



## 19 Seymour Court

Ambleside Ave, South Shields, NE34 0DQ

Gorgeous ONE BEDROOM apartment situated on the FIRST FLOOR at Seymour Court, McCarthy Stone Retirement development ideally located in the coastal town of South Sheilds. This property features JULIET BALCONY off the living room and a separate MODERN FULLY FITTED KITCHEN. The apartment also enjoys two different STORAGE ROOMS, and a spacious WALK-IN WARDROBE in the bedroom for added convenience. Seymour Court offers a 24-Hour Emergency Call System, guest suite for family and friends to stay over, guest parking, weekly activities organised by the dedicated House Manager, as well as great transport links.

### Property Features

- Juliet balcony off the living room
- First floor property, close to the lift
- Walk-in wardrobe and two storage rooms
- Elegant communal lounge and landscaped gardens
- House manager onsite during office hours
- Guest suite for family and friends
- 24/7 emergency call system
- Guest parking
- Great transport links bus stop outside the development
- Ideally located in the coastal town of South Sheilds

## Rent from £1,290 pcm

No service charge payable

Call us on 0800 8100 174  
to find out more.

rentalenquiries@mccarthyandstone.co.uk  
mccarthyandstone.co.uk

McCarthy Stone  
Retirement living *your way*



PROTECTED





# 19 Seymour Court, Ambleside Avenue, South Shields, NE34 0DQ

### About Seymour Court

Seymour Court is a McCarthy Stone Retirement development which 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.

Homeowners enjoy pretty landscaped gardens, a Club lounge, lifts to all floors and a Guest Suite for visiting family and friends (usually for a small fee - subject to availability). For peace of mind, there is a 24-hour emergency call system and a House Manager on site during office hours.

South Shields is also known for its wide range of restaurants, covering cuisines such as Italian, Indian and Chinese. It also offers some of the world's best fish and chips at the iconic Colmans, which is located about two miles from our Retirement Living development. Food aside, this town has many local attractions - a reconstructed Roman Fort, a museum and art gallery dedicated to local author Catherine Cookson, the Souter Lighthouse, the North East's only seaside fair, Ocean Beach Pleasure Park and many more.

There are a variety of walks and trails you can take along the gorgeous South Tyneside coastline where you'll come across beaches, coves and grottos, as well as one of the largest seabird colonies in the UK. For a day out and about, you can catch the historic Shields Ferry over the river Tyne to North Shields, or the bus or metro to Newcastle upon Tyne city centre.

### Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.



- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

“ I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done...” Helen, McCarthy Stone tenant

### Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

“Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here.”

### Landscaped gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

### About 19 Seymour Court

Apartment 19 is a one bedroom property located on the first floor of the development, at a close proximity of the lift which gives access to the communal areas on the ground floor. This property features a Juliet balcony off the spacious living room, a separate modern fully fitted kitchen, and a walk in wardrobe in the bedroom for added convenience. The entrance hall has its own spacious storage/airing cupboard, illuminated light switches, apartment security door entry system and emergency response intercom. Doors lead to the living room, bedroom, and shower room.

### Living room

Ample and airy living room with a glazed double door leading to



## 1 bed | Rent from £1,290 pcm

a lovely Juliet balcony providing natural light. Illuminated light switch TV and telephone points. Raised electric power sockets. Door to spacious storage room and partly glazed door leading to the kitchen.

### 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.

### Bedroom

Well presented double bedroom with large window, boasting a walk in wardrobe housing plenty of hanging and storage space. Raised power points. TV and telephone points.

### Bathroom

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.

### What is included within your rent?

- 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 rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

### 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 SERVICE to find out what benefits you may be entitled to support you with your rental payment and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Removal Services that can help you declutter and move you into your new home

### Additional Information & Services

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

