



## Bede Court Marden Avenue

Beautiful, third floor apartment with fabulous views towards Cullercoats Bay from the Juliette Balcony. This sought after retirement development, built by McCarthy Stone has both stair and lift access and is specifically for the over 60's. With local coffee shops, amenities, the beach, Metro and bus routes right on your doorstep its enviable location will ensure that this lovely apartment won't remain on the open market for long. There is a secure entrance system, communal hallway/reception area which gives access to both the lift and the stairs leading to the flat, residents lounge and kitchen, laundry facilities and wonderful, West facing gardens that are beautifully maintained for you to enjoy. There is also a guest suite that is available to book should you have family or friends wishing to stay. This larger style apartment has a spacious hallway with storage, superb sized lounge/dining room with French doors and Juliette balcony enjoying a stunning aspect. The kitchen is stylish and contemporary with integrated appliances, there are two double bedrooms, the principle, bedroom with fitted mirrored wardrobes. Modern, re-fitted shower room, the apartment benefits from double glazing and electric heating. The service charge includes building maintenance, building insurance, water rates, communal gardens and hallways, window cleaning, 24-hour emergency call system and house manager.

# £157,000

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Details as follows;

Secure Entry System to:

**COMMUNAL HALLWAY:** with access to the communal lounge, kitchen, laundry area and gardens. Lift and stair access to:

**THIRD FLOOR LANDING:** communal landing, door to:

**ENTRANCE HALLWAY:** storage cupboard, door to:

**LOUNGE/DINING ROOM:** (front): 17'6 x 11'0, (5.33m x 3.35m), maximum measurements, a beautiful lounge and dining room with French doors to the Juliette balcony enjoying gorgeous views towards Cullercoats Bay and over the sea, electric radiator, through to:

**KITCHEN:** (side): 8'0 x 5'7, (2.67m x 1.70m), a stylish and contemporary re-fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob and cooker hood, integrated fridge and freezer, single drainer sink unit with mixer taps, double glazed window, brick effect tiling, plumbed for automatic washing machine, laminate flooring

**BEDROOM ONE:** (side): 17'5 x 9'8, (5.31m x 2.95m), large double bedroom, including depth of attractive fitted, mirrored wardrobes, providing ample hanging and storage space, electric radiator, double glazed window, cornice to ceiling

**BEDROOM TWO:** (side): 10'6 x 9'0, (3.20m x 2.74m), spacious double bedroom, electric heater, double glazed window

**SHOWER ROOM:** 6'8 x 5'7, (2.03m x 1.70m), fabulous, re-fitted shower room, showcasing, walk in shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled shower area, laminate flooring, electric heated towel rail, extractor fan

**EXTERNALLY:** communal parking bays, Westerly communal gardens to the rear



**Agents Note:** Available to over 60's or couples over 55

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Electric

Broadband: Yes

Mobile Signal Coverage Blackspot: No

Parking: Communal parking

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 01/05/1997


Ground Rent: £652.70 per annum

Service Charge: £1,800 6 monthly (may vary)

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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