



30 Bede Court Marden Avenue
Cullercoats, North Shields, NE30 4PA
£149,950



Trading Places

Coastal and Country Property Specialists



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30 Bede Court Marden Avenue

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Trading Places are delighted to offer this beautiful and modern, one double bedroom second floor apartment, ideally located just off the sea front and close to local shopping facilities and Cullercoats Metro Station.

The Bede Court development briefly comprises; communal ground floor entrance area including communal residents lounge with a kitchen, laundry room, internal refuse room and stair/lift access to upper floors. This apartment is situated on the second floor and upon entering, there is a hallway with a storage cupboard, spacious living/dining room with Juliet balcony showcasing lovely sea views, a modern kitchen with built in appliances, one double bedroom with fitted wardrobes and a large walk-in wardrobe and a fully refurbished shower room/wc completes the accommodation.

This purpose built McCarthy & Stone development provides excellent standard accommodation for mature buyers, over 60s, with a nice blend of independent living and yet within a community that includes a range of shared facilities. The property has an on site housing manager who can be contacted from various points within each property in the case of an emergency. For periods when the Housing Manager is off duty there is a 24 hour emergency call system. The apartment further offers resident and visitor car parking, with a guest suite available to hire for visiting family/friends. The communally maintained gardens are immaculately cared for and benefit from a westerly aspect to the rear.

Viewings are highly recommended and can be arranged by appointment through Trading Places on 0191-2511189. EPC Rating B. Council Tax Band B.



Communal Entrance

Bede Court benefits from a secure entry system leading into a welcoming communal entrance hall. Residents can enjoy a comfortable communal lounge with an adjoining kitchen, ideal for socialising. Additional facilities include a communal laundry room and a guest suite for visiting family and friends, both located on the ground floor. Lift and stair access provide easy access to all floors.

Entrance Hallway

A welcoming hallway with neutral décor and carpet flooring, providing access to the living room, bedroom and shower room. There is also a useful storage cupboard (1.83m x 1.09m), housing the insulated hot water cylinder and electric meters, while offering shelving for convenient additional storage. Ceiling light point.

Living/Dining Room

18'0" x 11'0" (5.50m x 3.37m)

A generous and light filled reception room with doors opening onto a Juliet balcony, taking full advantage of the lovely sea views. The room offers excellent space for both relaxing and dining, complemented by neutral décor, carpet and glazed double doors leading through to the kitchen. Finished with two wall lights and a wall mounted electric heater.

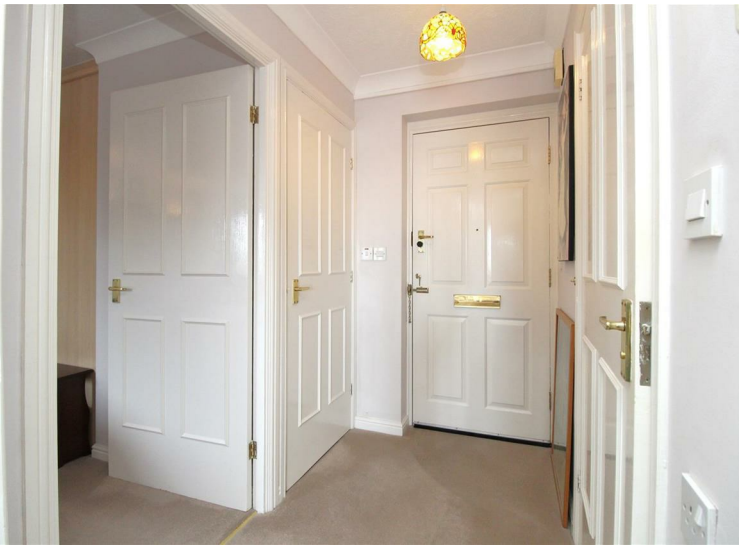
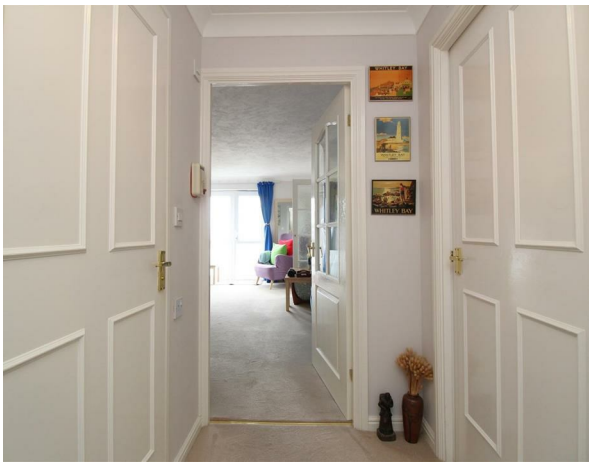




Kitchen

8'11" x 5'8" (2.73m x 1.74m)

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces and matching splash backs. Incorporating a stainless steel sink and drainer with mixer tap, built in electric oven, electric hob with extractor hood above, and space for under counter appliances. A double glazed window provides natural light and overlooks the car park. Finished with neutral décor and practical vinyl flooring.



Double Bedroom

14'6" x 9'1" (4.43m x 2.78m)

A generously proportioned double bedroom, beautifully presented with neutral décor and carpet. The room benefits from fitted wardrobes and a spacious walk-in wardrobe (1.83m x 1.60m) featuring hanging rails and shelving, providing excellent storage. A double glazed window overlooks the front elevation, while two wall lights create a warm and inviting atmosphere.



Shower Room

6'11" x 5'6" (2.11m x 1.68m)

A stylish and well appointed shower room fitted with a generous walk-in electric shower, vanity wash hand basin with storage beneath, and a low-level WC. Additional features include an extractor fan and a wall mounted electric heater.



External

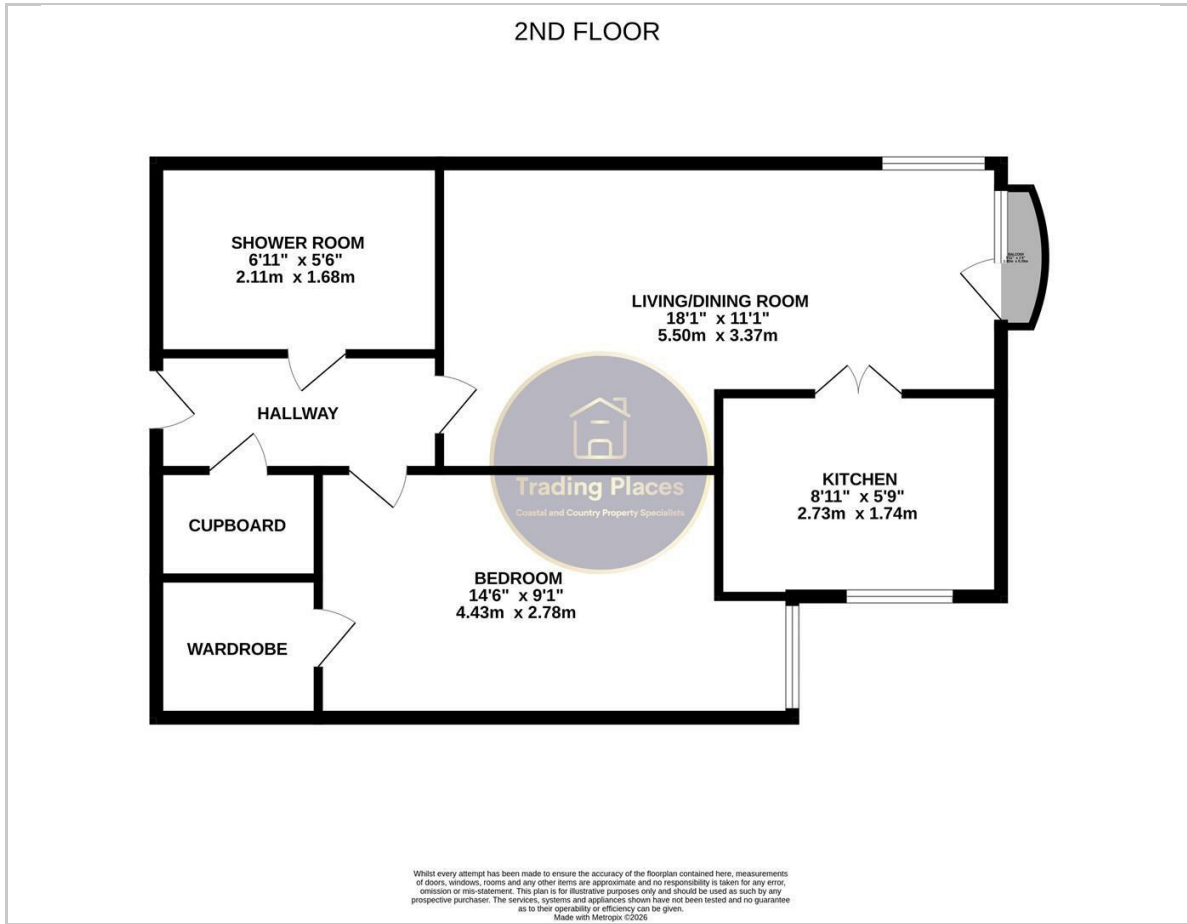
To the front of the development is a residents car park, providing convenient off road parking. To the rear, the property enjoys access to beautifully maintained communal gardens, featuring mature shrubs, colourful planting and attractive seating areas, offering a peaceful outdoor space for residents to relax and enjoy.



Lease Details

125 years from 1 May 1997
Annual service charge: £2,670.68
Annual ground rent: £512.84

Floor Plan

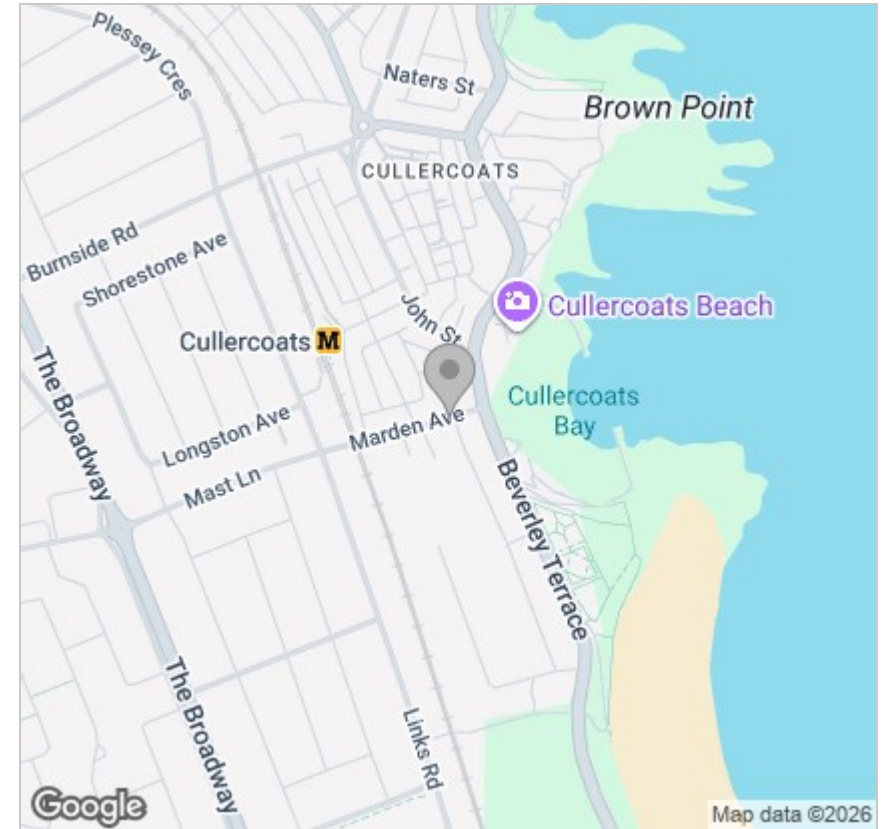


Viewing

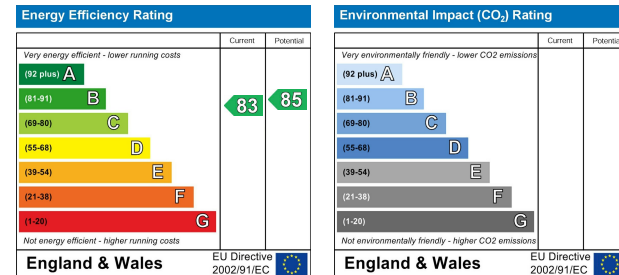
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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