



20 Bede Court Marden Avenue  
, North Shields, NE30 4PA  
**£150,000**

  
**Trading Places**  
Coastal and Country Property Specialists



## 20 Bede Court Marden Avenue

, North Shields, NE30 4PA

Trading Places are delighted to welcome to the market for sale, this recently renovated one bedroom first floor retirement 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 lovely apartment benefits from entrance hallway with storage cupboard, spacious living/dining room with sea views, beautifully fitted kitchen, double bedroom with fitted wardrobes and modern shower room.

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 C. Council Tax Band B.

### Communal Entrance

Secure entry system into communal lobby and residents lounge with kitchen. Laundry facilities and guest suite located on ground level. Lift/stairs to upper levels and corridor leading to the first floor apartment number 20.

### Private Entrance Hallway

Private front entrance door opening to welcoming hallway with built in storage cupboard. Doors leading to living/dining room, master bedroom and shower room. Panic alarm fitted to wall.

### Living/Dining Room

17'8 x 11'0 (5.38m x 3.35m)

Homely front facing living/dining room offering an abundance of natural lighting and sea views. Recently renovated with decorative panelling, ceiling coving and newly fitted carpets. Panic alarm and doorway leading through to newly fitted kitchen. Night storage heater.





## Kitchen

9'0 x 5'8 (2.74m x 1.73m)

This modern newly fitted 'Wren' kitchen is tasteful and functional. Wall, base and drawer units with contrasting worktops and tiled splashbacks. Integrated oven and induction hob. Integrated washing machine and fridge freezer. Window to the front elevation.

## Double Bedroom

15'4 x 8'8 (4.67m x 2.64m)

This master bedroom is bright and airy benefitting from two double glazed windows one to the front and one to the side. Fitted wardrobes, night storage heater and panic alarm. Ceiling coving.

## Shower Room

The modern shower room incorporates a large shower enclosure with electric shower. Pedestal wash basin with tiled splashback and low level WC. Cladded walls, towel warmer and extractor fan.

## Storage

## External

Bede Court is set in beautifully maintained grounds - with a beautiful mainly grassed rear garden for residents to enjoy and benefitting from a westerly aspect. To the front of the development is resident and visitor parking.

## Lease Details

Age Restriction - Over 60's Only

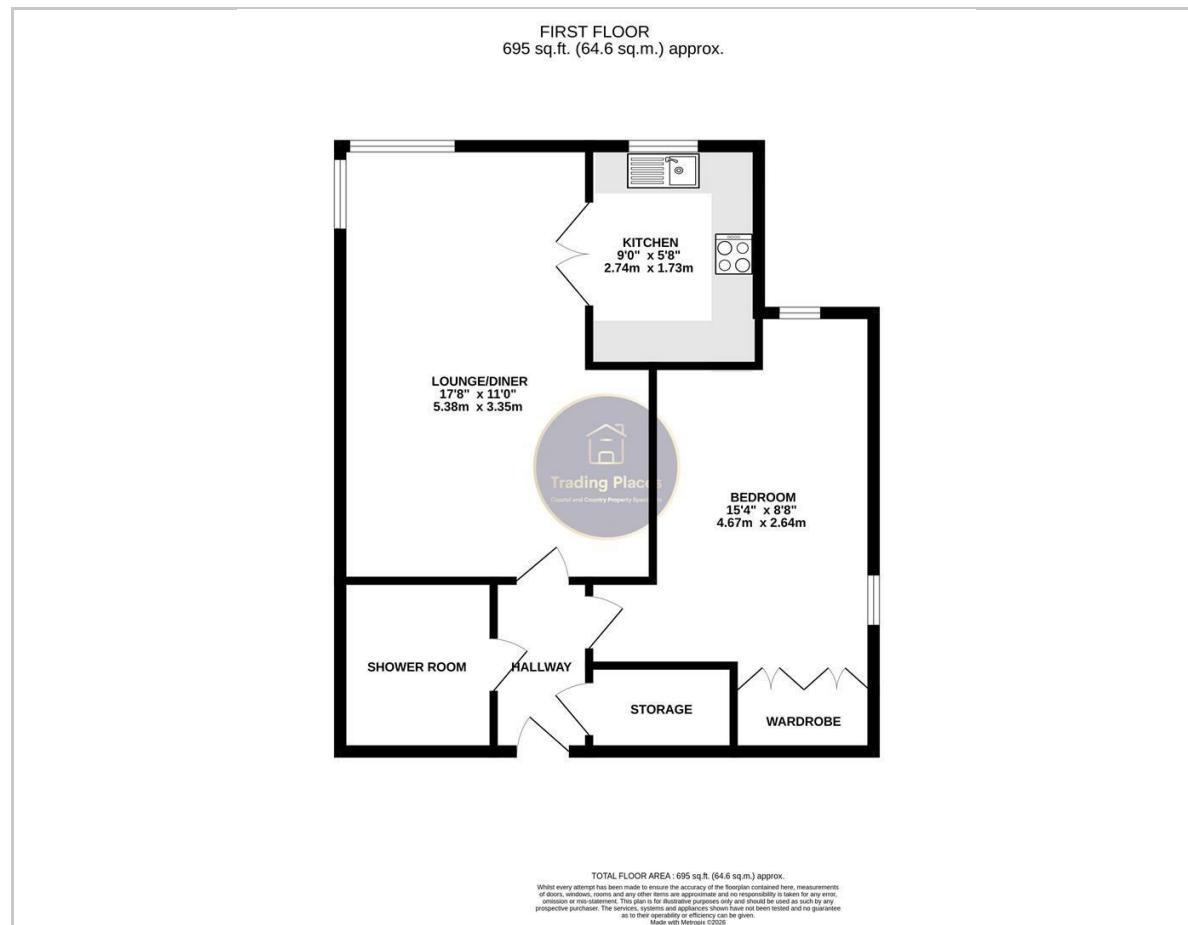
Lease Term - 125 years from 1 May 1997

Annual Ground Rent - £512.00 per annum

Annual Service Charge - £2670.00 per annum



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

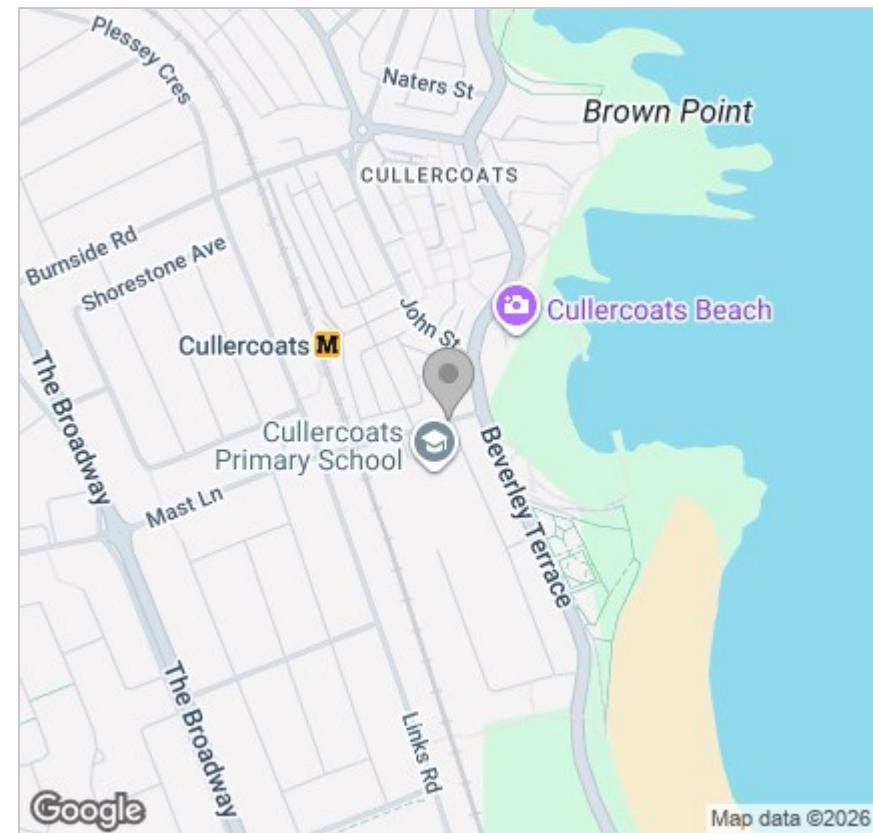
2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY

Tel: 0191 251 1189

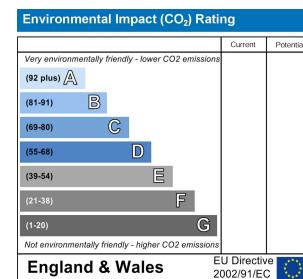
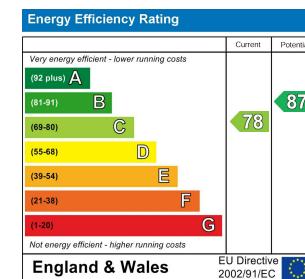
Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)

[www.tp-property.co.uk](http://www.tp-property.co.uk)

## Area Map



## Energy Efficiency Graph



Trading Places

Coastal and Country Property Specialists