



## Bede Court Cullercoats, North Shields

- Two Bedroom Retirement Apartment
- Lift and Stair Access to Second Floor
- Close to Shops and Transport Links
- 24 Hour Emergency Call System
- Vacant Possession

**£ 139,950**



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# Bede Court

## Cullercoats North Shields

Delightful retirement apartment, nicely located on the second floor within this sought after development. Offering a fine rooftop outlook with partial sea views, with vacant possession and no onward chain. There is a communal hallway/reception area which gives access to both the lift and the stairs leading to the flat. The accommodation briefly comprises of: Entrance hallway, lounge/dining room, tastefully fitted kitchen, two bedrooms and shower room with a step in over sized shower with wet board and panelled walls. Externally there are mature shared gardens and parking. Whilst offering independent living it's comforting to know there is a manager and a 24, hour emergency call system, laundry room and regular resident's events. A guest suite is also available for visiting friends and family, close to the sea front, local shops eateries and Cullercoats metro station, viewing is essential to appreciate what this property has to offer.

**COMMUNAL ENTRANCE HALL/RECEPTION:** Lift and staircase to all floors.

**ENTRANCE HALLWAY TO APARTMENT:** L shaped hallway, entrance door with spy hole, storage cupboard, coved cornice

**LOUNGE/DINING ROOM:** Measurements 20'9 x 10'8 (6.33m x 3.25m)  
Double glazed window, electric radiator, Flicker flame wall mounted electric fire, Wall lights, tv point, telephone point, distant rooftop outlook with partial sea views to our beautiful coastline.

**KITCHEN:** Measurements 8'7 x 6'10 (2.62m x 2.08m)  
Irregular quirky shaped kitchen, double glazed window, beautiful fitted range of wall floor and drawer units with co-ordinating roll edge worktops, stainless steel sink unit, drainer and mixer tap, tiled splash backs. Integrated oven and microwave, electric hob with extractor fan above, plumbed in for washing machine, coving to ceiling.

**MASTER BEDROOM:** Measurements 13'9 x 9'3 into range of fitted mirror wardrobes (4.19m x 2.82m) Double galzed window, electric radiator, wall lights, coving to ceiling, fine distant outlook

**BEDROOM TWO:** Measurements 13'9 x 9'3 (4.19m x 2.82m) Irregular shaped room with double glazed window, electric radiator, wall lights coving to ceiling, fine distant outlook

**SHOWER ROOM:**  
Beautiful spacious shower room with three, piece white suite, comprising of: Pedestal wash hand basin, low level wc with recessed flush system, step in shower cubicle, wet board and panelled walls and ceiling, spotlights, heated towel rail and convector heater

### 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  
Service Charge Payable to Kingston: £3,260 per [annum]  
Buildings insurance covered in charge  
Ground Rent Payable Annual charge: £652.71

**Council Tax Band: C**  
**EPC Rating: B**

WB2168/BJ/DB/08.11.2023/V.3



**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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