



- RETIREMENT APARTMENT
- ELECTRIC CENTRAL HEATING
- UPVC FRAMED SEALED UNIT DOUBLE GLAZING
- INTEGRATED KITCHEN WITH BUILT IN APPLIANCES
- WHITE SHOWER ROOM, COMMUNAL LOUNGE
- COMMUNAL GARDENS, EXTERNAL SEATING AREAS FRONT & REAR
- PRICE INCLUDES CARPETS & WINDOW BLINDS
- COUNCIL TAX BAND: C
- EPC RATING: B
- TENURE: WE ARE INFORMED BY THE VENDORS THE PROPERTY IS LEASEHOLD. 999 YEAR LEASE FROM 2018. SERVICE CHARGE APPROX £273 PCM. GROUND RENT APPROX £250 PER 6 MONTHS



*An exclusive retirement complex built by McCarthy & Stone in 2018 located on the corner of Harton Lane, Temple Park Road and Ambleside Avenue. The development offers a superb standard of both private and communal accommodation and this apartment comes with an exclusive parking bay.*



*This is the first property to be sold since the development was completed and there are now no other two bedroom apartments available on the market. An early inspection is well recommended.*

*The property benefits from the following accommodation*

**ACCOMMODATION**

**COMMUNAL ENTRANCE HALL**

*Lift to first floor with remote entrance intercom, walk in storage cupboard with light, boiler cupboard.*

**LOUNGE**

### **3.24m x 5.54m**

*With UPVC French doors leading to Juliette balcony, t.v. aerial point, contemporary electric fire, electric panel heater, walk in store room with light.*

### **KITCHEN**

#### **2.35m x 2.64m (average measurements)**

*With a range of fitted wall and floor units incorporating an electric oven, hob and extractor fan with light above, integrated fridge freezer and dishwasher, an inset stainless steel sink unit with mixer tap, ceramic tiled floor, electric panel heater.*

### **BEDROOM 1**

#### **4.81m x 2.88m**

*With walk in wardrobe, electric panel heater.*

### **BEDROOM 2**

#### **2.86m x 4.24m**

*With electric panel heater.*

### **BATHROOM**

#### **2.21m x 2.03m**

*With a white coloured suite comprising of walk in shower cubicle with glazed side splash panel, vanity unit incorporating washbasin, w.c. and storage cupboard, part ceramic tiled walls, ceramic tiled floor, extractor fan and electric down flow fan heater.*

### **COMMUNAL AREAS INTERNALLY**

*There is a bin store and communal living room.*

### **EXTERNALLY**

*There are communal gardens, seating area and a private designated parking bay.*

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Price: £237500

144/146 Fowler Street South Shields  
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Rentals: 0191 4270335