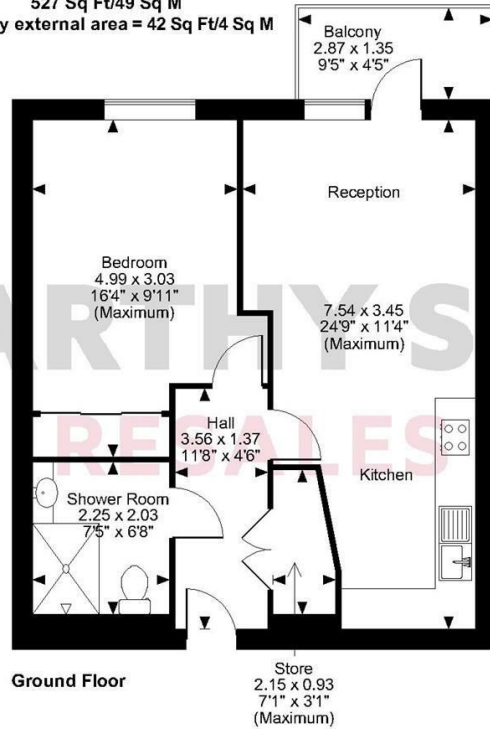
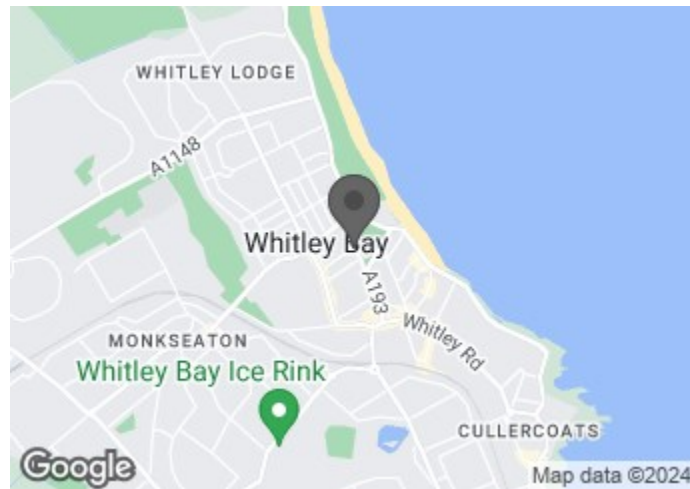


Elderton Place, Coquet Avenue, Whitley Bay,  
 Approximate Gross Internal Area  
 527 Sq Ft/49 Sq M  
 Balcony external area = 42 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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### COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

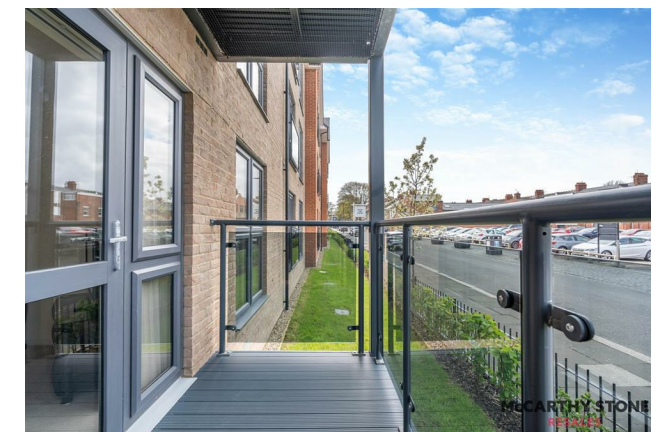
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## McCARTHY STONE RESALES

### 6 ELDERTON PLACE MARINE AVENUE, WHITLEY BAY, NE26 1LZ



A ONE BEDROOM GROUND FLOOR APARTMENT with good size WALK OUT BALCONY and EASY ACCESS to the reception area and communal facilities, situated in this McCarthy Stone Retirement Living Plus development. With on-site RESTAURANT, ESTATE MANAGER, offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team.

### ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**  
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# COQUET AVENUE, WHITLEY BAY

1 BED | £240,000

## ELDERTON PLACE

Located in the coastal town of Whitley Bay is our stunning retirement development Elderton Place, exclusively for the over 70s. The development comprises of 37 one bedroom and 28 two bedroom apartments, complete with private patios or balconies. These retirement homes are located close to the famous Spanish City offering a number of local amenities and the picturesque beach. There is a Co-op store nearby on Marine Avenue as well as Monkseaton Metro station and local bus services also run close by.

## LOCAL AREA

Whitley Bay is a beautiful and desirable coastal town in the North East of England. As soon as you arrive in the area, you'll see the iconic St Mary's Lighthouse, which stands on its own island and also features a nature reserve and a wetland habitat. If you'd like to learn more about the area, there's even a visitor centre.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with shelving and washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room. Electric radiator

## RECEPTION ROOM

Patio door opens on to the good size walk out balcony. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Electric radiator.

## KITCHEN

Fully fitted kitchen with tiled floor. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, dark sink and drainer unit, freezer and under pelmet lighting.

## BEDROOM

Benefiting from fitted mirrored wardrobe and full length window. Ceiling lights, TV and phone point. Emergency pull cord.

## SHOWER ROOM

Partially tiled and fitted with suite comprising of level access shower with shower rail, grab rails, WC, vanity unit with sink and mirror above. Emergency pull cord. Wall mounted heated towel rail.

## SERVICE CHARGE

- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and

exterior communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £8,897.52 per annum (per financial year end 28 Feb 2025)

## PARKING

Parking is by allocated space, please check with the House Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

## LEASEHOLD INFORMATION

999 years lease from 1st June 2022

Ground rent: £435

Ground rent review: Jun-37

## ADDITIONAL INFORMATION AND SERVICES

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

