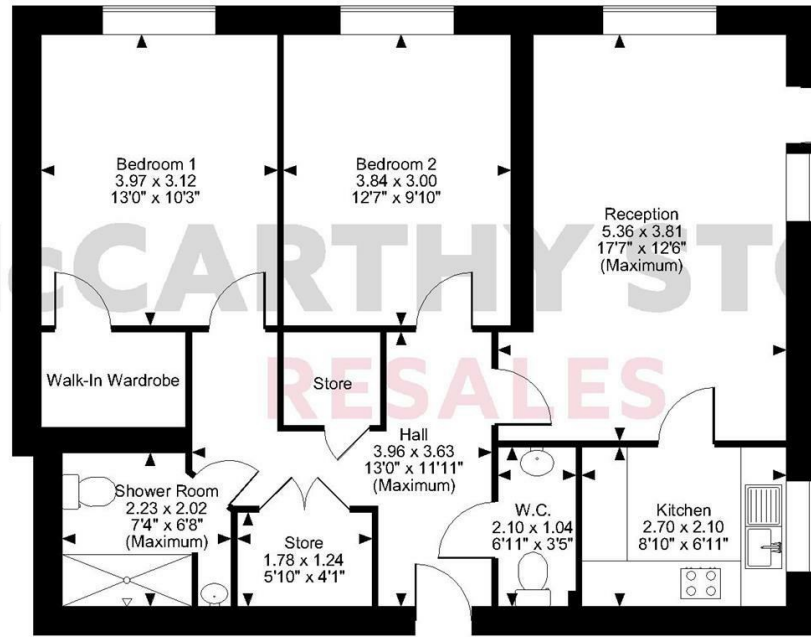


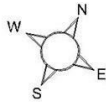
Elderton Place, Coquet Avenue, Whitley Bay
 Approximate Gross Internal Area
 791 Sq Ft/74 Sq M
 Balcony external area = 44 Sq Ft/4 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

30 ELDERTON PLACE MARINE AVENUE, WHITLEY BAY, NE26 1LZ



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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Welcome to Coquet Avenue, Whitley Bay! This charming apartment, built in 2022, offers a cosy retreat with 1 reception room, 2 bedrooms, 1 bathroom and separate WC. Situated on the first floor, with partial sea views, adding a touch of tranquillity to your daily life. Perfect for over 70s, this retirement apartment provides access to communal lounge, gardens, and a restaurant. With 883 sq ft of space, this property is a delightful blend of comfort and convenience.

ASKING PRICE £379,950 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

30 ELDERTON PLACE, COQUET AVENUE, WHITLEY BAY

2 BED | £379,950

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 doors to a walk-in storage cupboard and an 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 bedrooms, living room, shower room and separate WC. Fitted Carpet.

SEPARATE WC

WC, vanity unit with sink and mirror above, half tiled walls

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 freezer, dark sink and drainer unit and under pelmet lighting.

BEDROOM 1

Benefiting from walk-in wardrobe and full length window. Ceiling lights, TV and phone point. Emergency pull cord. Fitted carpet.

BEDROOM 2

Spacious double bedroom which could also be used as a dining room or study. Fitted carpet.

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: £11,708.40 per annum (for financial year end 28 Feb 2025)

CAR 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: £510 per annum
Ground rent review: 1st June 2037

ADDITIONAL INFORMATION AND SERVICES

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

