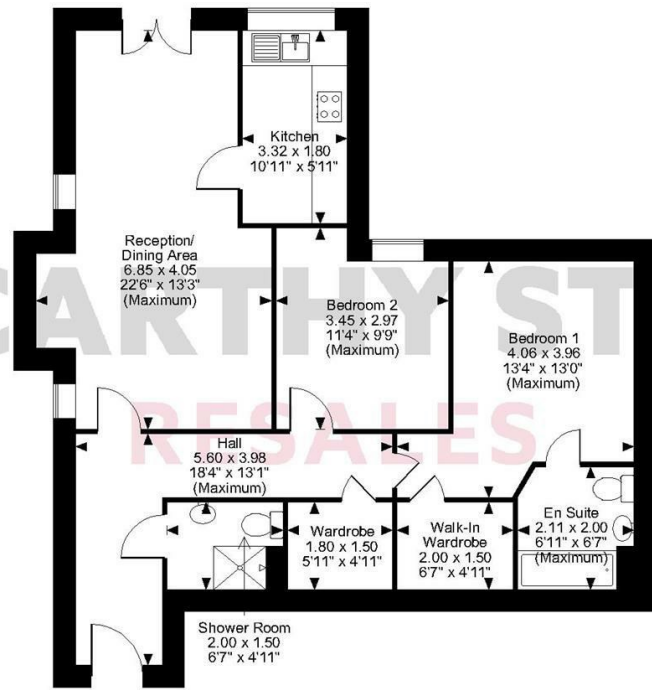
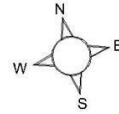


Bygate Court, Chapel Lane, Whitley Bay
Approximate Gross Internal Area
816 Sq Ft/76 Sq M



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

18 BYGATE COURT CHAPEL LANE, WHITLEY BAY, NE25 8AB



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Welcome to this charming 2-bedroom, 2-bathroom retirement living apartment on Chapel Lane, Whitley Bay. This property boasts a spacious living area with a lovely Juliet balcony, perfect for enjoying the fresh air. Situated near local amenities, this apartment offers both comfort and convenience.

ASKING PRICE £315,000 LEASEHOLD

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

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

CHAPEL LANE, WHITLEY BAY

2 BED | £315,000

SUMMARY

Bygate Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 38 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A CAR PARKING -PERMIT SCHEME APPLIES, CHECK WITH THE HOUSE MANAGER FOR AVAILABILITY. Bygate Court is situated in an enviable location of Monkseaton, a village on the North East coast of Tyneside. Monkseaton offers a selection of shops along its Front Street, including a bakers,; chemist and Newsagent. The nearest bus stop is 60 metres from the development and provides regular bus services running along Front Street in Monkseaton to Whitley Bay and surrounding areas. The local Metro station is less than 500 metres from Bygate Court providing travel connections to areas within the Tyne & Wear region, including stops at Gateshead, Newcastle & Sunderland as well the smaller towns in and around the region.

ITS A CONDITION OF PURCHASE THAT ALL RESIDENTS MUST MEET THE AGE REQUIREMENTS OF 60 YEARS.

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. 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 and bathroom.

LOUNGE

This spacious lounge benefits from a Juliet balcony and space for a dining area. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM ONE

Ceiling lights, walk-in wardrobe. TV and phone point

EN-SUITE BATHROOM

Fully tiled and fitted with suite comprising of bath. WC, vanity unit with sink and mirror above.

BEDROOM TWO

Spacious second bedroom. Ceiling lights. TV and phone point currently being used as a study

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £5167.56 for the financial year ending 31/03/2025.

LEASE INFORMATION

Ground rent £495 per annum
Ground rent review: 1st Jan 2027
Lease length: 125 year from 1st Jan 2012

CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILIT

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

ADDITIONAL SERVICES AND INFORMATION

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

