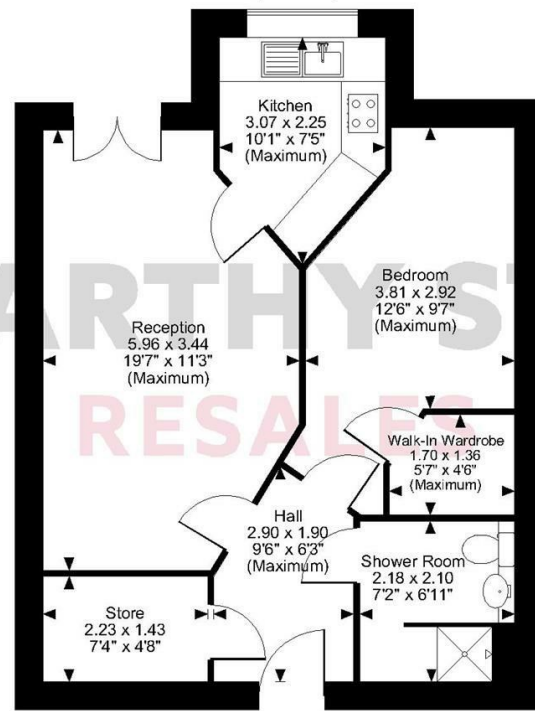
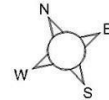


Bygate Court, Chapel Lane, Whitley Bay  
 Approximate Gross Internal Area  
 545 Sq Ft/51 Sq M



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

## 17 BYGATE COURT CHAPEL LANE, WHITLEY BAY, NE25 8AB



### 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>79</b>	<b>80</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			



A ONE BEDROOM, FIRST FLOOR apartment with JULIET BALCONY within a McCARTHY STONE Retirement Living development just 100 yards of Monkseaton SHOPS and AMENITIES and BUS STOPS

**ASKING PRICE £180,000 LEASEHOLD**

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

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

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# CHAPEL LANE, WHITLEY BAY

1 BED | £180,000

## 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 emergency response pull cord system is situated in the hall, fitted carpets. From the hallway there is a door to a large 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 bedroom, living room and bathroom.

## LOUNGE

Door patio doors open to a Juliet balcony. Feature fireplace with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

## KITCHEN

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

## BEDROOM

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

## SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower with grab rail, WC, vanity unit with sink and mirror above. Heated towel rail. Emergency pull cord.

## 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.

Service charge: £3,444.96 per annum (for financial year ending 31/03/2025)

## CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

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.

## LEASE INFORMATION

Lease length: 125 years from 1st Jan 2012  
Ground rent; £425 per annum  
Ground rent review: 1st Jan 2027

## ADDITIONAL INFORMATION AND SERVICES

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

