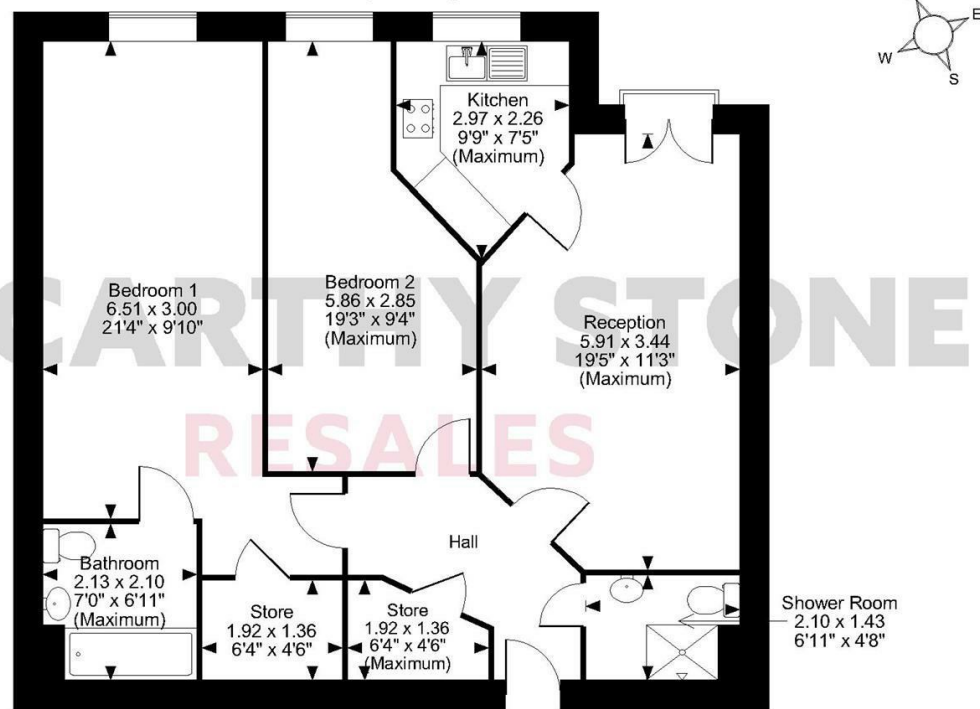
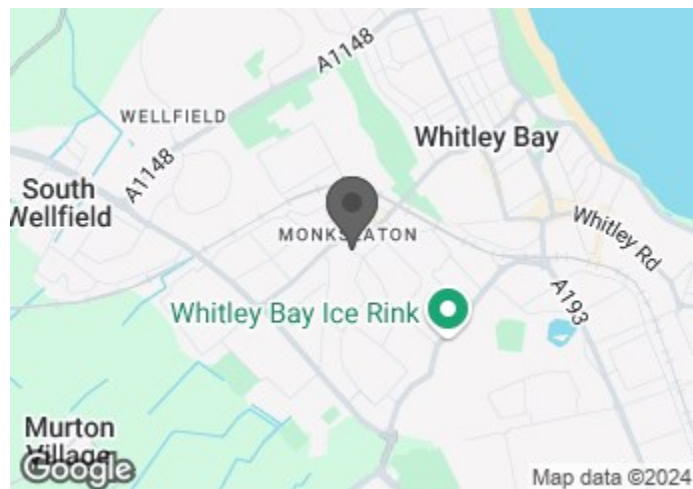


Bygate Court, Chapel Lane, Whitley Bay  
Approximate Gross Internal Area  
855 Sq Ft/79 Sq M



**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: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	<b>81</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**

**16 BYGATE COURT  
CHAPEL LANE, WHITLEY BAY, NE25 8AB**



A TWO BEDROOM, 2 BATHROOMS 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 £310,000 LEASEHOLD**

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

# CHAPEL LANE, WHITLEY BAY

2 BED | £310,000

## 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 Laundry Room, mobility scooter storage 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. Social events such as coffee morning take place in the Homeowners' lounge. 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. 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. Doors lead to the living room, bedrooms and shower room.

## LOUNGE

Double opening doors to Juliet balcony with aspect over communal gardens. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors 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 ONE

A double bedroom with walk-in wardrobe. TV and phone point. door to en-suite bathroom.

## EN-SUITE BATHROOM

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

## BEDROOM TWO

A double second bedroom. Ceiling lights. TV and phone point.

## 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
- Heating within the apartment
- 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 £5,167.60 for the financial year ending 31/03/2025.

## PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

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.

## LEASE INFORMATION

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

## ADDITIONAL SERVICES AND INFORMATION

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

