

BYGATE COURT, CHAPEL LANE
MONKSEATON NE25 8AB
£1,300 PER MONTH



- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE & KITCHEN
- WETROOM WC & ENSUITE WC
- UNFURNISHED & AVAILABLE NOW
- OVER 60'S RETIREMENT COMPLEX
- NON-RESIDENT MANAGEMENT STAFF & 24 HOUR EMERGENCY CALL SYSTEM
- COMMUNAL GARDENS & ALLOCATED PARKING
- EPC RATING C

This, rare to the market, beautiful and well presented retirement apartment is located on the first floor of a modern 2010 McCarthy & Stone building. It boasts a wealth of modern features and is available now. This apartment for over 60s is available to rent unfurnished and includes a wide variety of communal facilities, a 24 hour emergency call system and an on site House Manager available Monday to Friday 9.30am to 3.30pm. The rent also covers the cost of underfloor heating, upkeep of communal areas, use of washing and drying facilities and window cleaning.

This is a two bedroom apartment comprising of lounge, kitchen, two bedrooms, ensuite bathroom, wetroom. Facilities on site: communal lounge, kitchen, laundry room, guest room, bin storage.

The amazing condition, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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COMMUNAL ENTRANCE

Communal entrance with lounge (for the use of all residents), communal kitchen, Motability Scooter Store room with charging unit, Laundry room comprising: washing machine, dryer & ironing facilities, Refuse room, & Guest Suite available at a cost of £25 per night.

ENTRANCE HALLWAY

Spacious entrance hallway with security entry-phone, a large walk in storage cupboard, pull cord and under floor heating. Doors to lounge, bedrooms and shower room.

LOUNGE

22'2" x 13'3"

The lounge is bright, homely and front facing with two UPVC double glazed obscured windows to the side of the property and UPVC double glazed French doors leading to a Juliet balcony. There is a feature fireplace with electric fire, TV point and under floor heating. Door to kitchen.



KITCHEN

11'3" x 5'10"

Lovely, modern kitchen benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink, drainer, mixer taps and tiled splash backs. Integrated appliances include single oven, electric hob, chimney hood and fridge freezer. There is a UPVC double glazed obscured window and tiled flooring with under floor heating.

BEDROOM ONE

13'6" x 10'2"

(measurements include walk in wardrobe)

Bedroom one is substantial and front facing with UPVC double glazed window, under floor heating and TV point. Door to walk in wardrobe with hanging rail, fitted shelves, lighting and power. Door to en suite bathroom WC.

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ENSUITE BATHROOM WC

7'4" x 6'8"

Modern en suite benefitting from panelled bath with shower over and mobility hand rail, vanity wash basin with storage beneath and low level WC. There are fully tiled walls, tiled flooring with under floor heating, chrome towel warmer, extractor fan and pull chord.

BEDROOM TWO

11'6" x 9'8"

(measurement into recess)

Bedroom two is front facing with UPVC double glazed window and under floor heating.

WETROOM WC

7'0" x 4'8"

Contemporary wet room benefitting from walk in shower with mobility hand rail, pedestal wash basin and low level WC. There are fully tiled walls, tiled flooring with under floor heating, chrome towel warmer, extractor fan and pull cord.

COMMUNAL GARDENS & AREAS

The communal gardens are laid to lawn with paved seating area, mature shrubs, planted borders and a variety



of trees. There is allocated parking space and visitors parking available.

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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.



Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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