

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





**ELDERTON  
PLACE**

 Elderton Place, Marine Avenue, Whitley Bay NE26 1LZ

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**75% Shared  
Ownership £192,000**

Signature North East is thrilled to introduce this second floor one-bedroom apartment, at Elderton Place this is a new development for exclusively over 70s, the development is situated close to the famous Spanish City offering a number of local amenities and the picturesque beach.

Shared ownership available 50%, 75% or 100%

Located on the second floor boasting a North facing Juliet balcony. The spacious living room is decorated in a natural colour which gives a bright and airy feel, while the fitted kitchen comes complete with integrated appliances.

The master bedroom benefits from a wardrobe fitted with hanging space and shelving units. Finally, the shower room is complete with slip resistant flooring and a level access shower, a chrome towel radiator and a fitted mirror.

As a resident, you'll relish the advantages of owning your own home, all within the warm embrace of a tight-knit community. Experience delightful social interactions with friends and neighbours in the welcoming homeowners' lounge. Additionally, treat your family to a delightful lunch at the elegant licensed bistro, offering a variety of beverages, appetizing bites, snacks, and freshly crafted meals.

In next to no time, you'll feel at home in your beautiful apartment. It's easy to relax knowing there's friendly staff on-site 24 hours a day, and an Estate Manager to lead the team and ensure the smooth running of the development. One hour's domestic assistance per week is included in the service charge and best of all you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, as we take care of all of that for you.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN


52  
528 SQFT  
49.07 SQM



Living (Max)	11' 2" x 15' 4"	3410mm x 4665mm
Kitchen (Max)	5' 11" x 9' 6"	1800mm x 2900mm
Shower (Max)	7' 1" x 7' 4"	2150mm x 2245mm
Bedroom (Max)	9' 10" x 16' 4"	3000mm x 4990mm

## Measurements:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



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**LETTINGS**

**FINANCE**

**LAW**

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\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News