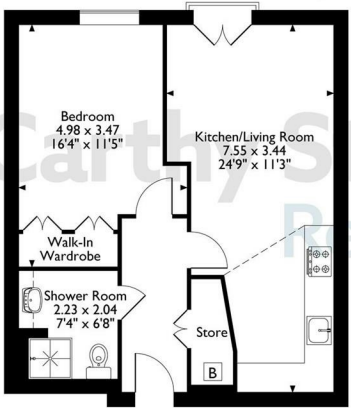
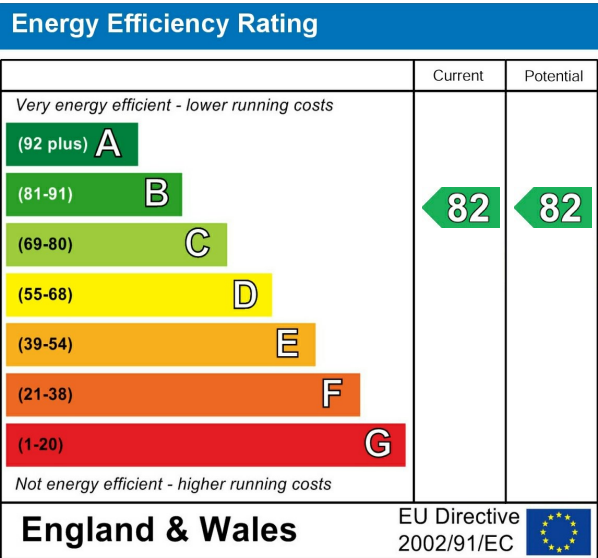


18 Elderton Place, Coquet Avenue, Whitley Bay
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dgg8669131/DST.



18 Elderton Place

Coquet Avenue, Whitley Bay, NE26 1BX

1 1 **Council Tax Band: B**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 18 Elderton Place could be the ideal place for you. contact our team to arrange an appointment to view.

**Shared Ownership £198,750
Leasehold**

Owned Share: 75% | Monthly Rent: £0

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- First floor apartment with Juliette balcony
- 75% shared ownership
- Estate Manager / 24 hour on site staffing
- Waitress service restaurant
- Domestic assistance (1hr per week included in service charge)
- Extra care packages available by arrangement
- Homeowners communal lounge
- Guest suite, Laundry room and Mobility scooter store
- Energy efficient
- Part exchange scheme available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

18 Elderton Place, Whitley Bay

 1 |  1 | Shared Ownership £198,750

What is Shared Ownership?

With Shared Ownership you can have the lifestyle you've dreamed of without paying the full price. If you buy a 50% share, you pay rent on the remaining 50% of your property. If you buy a 75% share you can enjoy the property rent free. Who wouldn't want 25% off?

The Shared Ownership scheme is run in conjunction with Homes England, our government approved partner.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Elderton Place

Located in the coastal town of Whitley Bay is our stunning retirement development Elderton Place, exclusively for the over 70s. The development comprises of 37 one bedroom and 28 two bedroom apartments, complete with private patios or balconies. These retirement homes are located close to the famous Spanish City offering a number of local amenities and the picturesque beach. There is a Co-op store nearby on Marine Avenue as well as Monkseaton Metro station and local bus services also run close by.

Local Area

Whitley Bay is a beautiful and desirable coastal town in the

North East of England. As soon as you arrive in the area, you'll see the iconic St Mary's Lighthouse, which stands on its own island and also features a nature reserve and a wetland habitat. If you'd like to learn more about the area, there's even a visitor centre.

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 with shelving and washer/dryer. 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 shower room. Electric radiator

Reception Room

A bright and welcoming living area with a patio door opening onto a Juliet balcony, creating a lovely spot to enjoy fresh air and natural light. Features include fitted carpets, raised power sockets, two ceiling light fittings, TV and telephone points, an electric radiator, and open-plan access to the modern kitchen.

Kitchen

A fully fitted open-plan kitchen featuring a tiled floor, built-in oven, ceramic hob with extractor hood, integrated fridge and freezer, and a dark sink with drainer. The space is complemented by under-pelmet lighting, creating a modern and practical cooking area.

Bedroom

Benefiting from fitted wardrobe and full length window. Ceiling lights, TV and phone point. Emergency pull cord.

Shower Room

Partially tiled and fitted with suite comprising of level access shower with shower rail, grab rails, WC, vanity unit with sink and mirror above. Emergency pull cord. Wall mounted heated towel rail.

Service Charge

- One hour of domestic support per week is included in the service charge

- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service charge: £9,290.45 for financial year ending 28 Feb 2027

Parking

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.

Leasehold Information

999 years lease from 1st June 2022

Ground rent: £0

Ground rent review: 1st June 2037

Additional Information and Services

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

