

FOR  
SALE

BYGATE COURT, CHAPEL LANE, MONKSEATON NE25 8AB  
£279,950



2 BEDROOM FLAT/APARTMENT

- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- OVER 60'S RETIREMENT COMPLEX
- NON-RESIDENT MANAGEMENT STAFF & 24 HOUR EMERGENCY CALL SYSTEM
- SERVICE CHARGES APPLY
- LOUNGE & KITCHEN
- WETROOM WC & ENSUITE WC
- COMMUNAL GARDENS & ALLOCATED PARKING
- NO UPPER CHAIN
- EPC RATING C

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COMMUNAL ENTRANCE

ENTRANCE HALLWAY

RECEPTION ROOM  
21'11 x 13'3

KITCHEN  
10'5 x 5'10

BEDROOM ONE  
11'1 x 10

ENSUITE BATHROOM WC  
6'11 x 6'7

WALK IN WARDROBE  
6'7 x 4'10

BEDROOM TWO  
9'7 x 9'4

WETROOM WC  
5'4 x 4'8

COMMUNAL GARDENS & AREAS

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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 has no upper chain. This apartment for over 60s and includes a wide variety of communal facilities, a 24 hour emergency call system and an on site House Manager available Monday to Thursday 9am to 5pm. The service charge covers the cost of underfloor heating, upkeep of communal areas, use of washing and drying facilities, window cleaning and building insurance.

With over 750 square feet of accommodation this two bedroom apartment consisting of under floor heating throughout, an 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. The spacious lounge has a feature fireplace, UPVC double glazed French doors leading to a Juliet balcony and door to the kitchen. The modern kitchen benefits from a range of units with contrasting worktops, integrated appliances include single oven, electric hob, chimney hood and fridge freezer. There are two bedrooms, one with walk in wardrobe, an ensuite bathroom benefitting from panelled bath with shower over and mobility hand rail, vanity wash basin, low level WC and a wet room with walk in shower, mobility hand rail, pedestal wash basin and low level WC. 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. Facilities on site: communal 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 and guest suite available at a cost

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.

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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.

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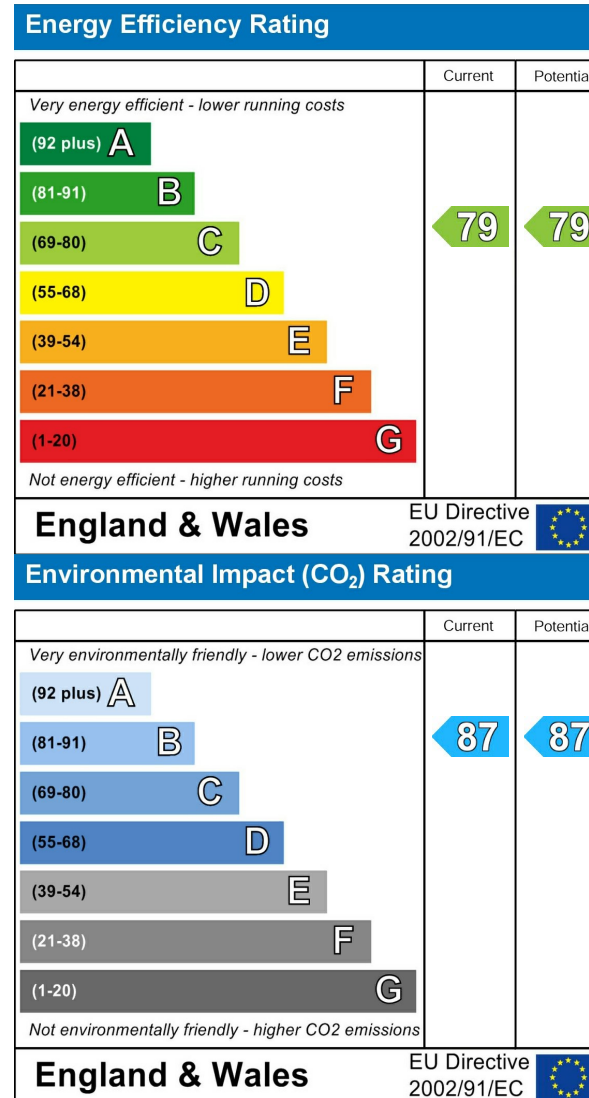
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

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