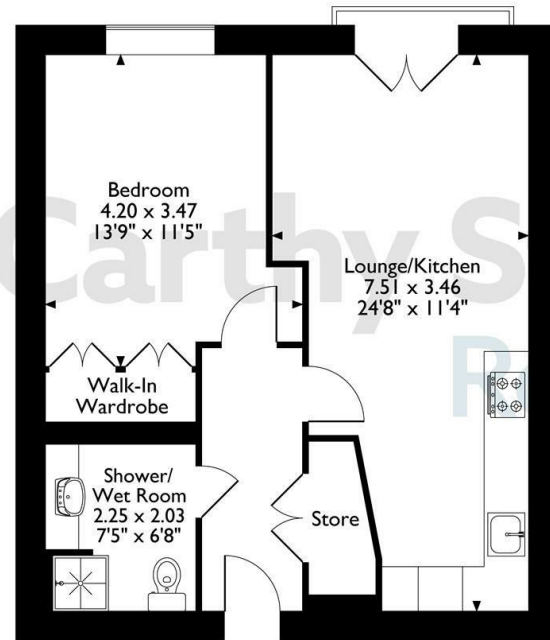


49 Elderton Place, Coquet Avenue, Whitley Bay  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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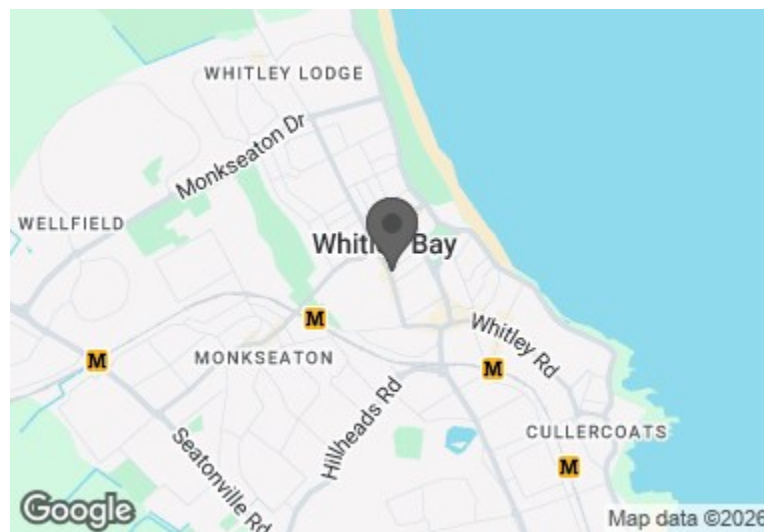
## 49 ELDERTON PLACE

Coquet Avenue, Whitley Bay, NE26 1BX

PRICE REDUCED



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



PRICE REDUCTION

## Shared Ownership £187,250 Leasehold

Owned Share: 75% | Monthly Rent: £0

A ONE BEDROOM, SECOND FLOOR apartment with WEST FACING aspect and a JULIET BALCONY in the lounge and ~ALLOCATED PARKING~  
Elderton Place is a McARTHUR STONE Retirement Living Plus development with on-site RESTAURANT, ESTATE MANAGER, CQC registered CARE TEAM on-site 24/7 and BESPOKE CARE PACKAGES available.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Elderton Place, Marine Avenue, Whitley Bay

1 Bed | £187,250

## 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.

## 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.

## 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 bathroom. Electric radiator

## Lounge

Spacious west facing lounge with the benefit of French doors leading to a Juliet balcony with views towards Marine Gardens. TV points, two ceiling lights and raised electric power sockets. Leading onto the open plan kitchen.

## Kitchen

Fully fitted modern kitchen with light grey matte finished base and wall units. Built-in oven with space above for a microwave, four ring ceramic hob with extractor hood. Sink with single lever tap and drainer unit. Fitted integrated fridge and freezer and dishwasher. Under pelmet and ceiling lighting.

## Bedroom

Double bedroom featuring a large west-facing window and two built-in double-door wardrobes, offering excellent storage space. TV point, ceiling light, raised electric power sockets and emergency pull cord.

## Wet Room

Modern purpose built wet room with non slip flooring, walk in shower unit with grab rails, foldable seat and curtain. WC. Vanity unit with sink and mirror above. Wall mounted heated towel rail. Emergency pull cord.

## Service Charge

Estate Manager

- 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.

Service charge: £9,290.45 per annum (per financial year end 29 Feb 2027)

Entitlements Advice: check out benefits you may be entitled to.

## Car Parking

49 Elderton Place has its own allocated parking space.

## Leasehold Information

999 years lease from 1st June 2022

Ground rent £0 per annum

Ground rent review Jun-37

## Additional Information

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Allocated parking space

PRICE REDUCED

