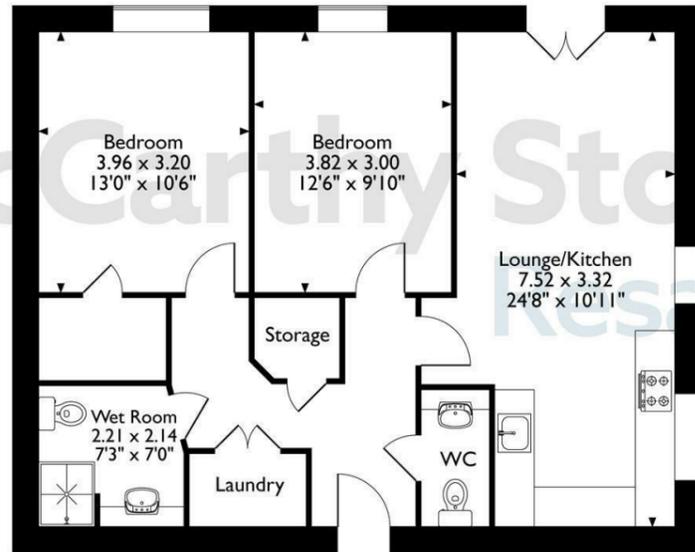


51 Elderton Place, Coquet Avenue, Whitley Bay
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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		

51 Elderton Place

Marine Avenue, Whitley Bay, NE26 1BX



Shared Ownership £251,250 Leasehold

Owned Share: 75% | Monthly Rent: £0

A superb, spacious second-floor retirement apartment available on a 75% shared ownership basis, featuring two double bedrooms, a bright lounge with Juliette balcony, a sleek open-plan kitchen, and a modern wet room. Enjoy an exceptional lifestyle at this highly sought-after McCarthy Stone development, with 24-hour on-site staff, bespoke care packages, and a welcoming on-site bistro. Allocated parking included.

For further details, please call 0345 556 4104

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.

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Registered in England and Wales No. 10716544



Coquet Avenue, Whitley Bay

2 Bed | £251,250

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 popular coastal town of Whitley Bay, Elderton Place is a modern McCarthy Stone 'Retirement Living PLUS' development offering comfort, security and flexible support.

Homeowners benefit from an Estates Manager, 24-hour on-site staffing, a secure camera entry system and a 24-hour emergency call service. One hour of domestic assistance per week is included within the service charge, with the option to arrange additional support or tailored personal care packages through the on-site CQC-registered care team. The development also features an on-site bistro serving freshly prepared meals every day.

A welcoming homeowners' lounge hosts regular social activities, and visiting friends or family can stay overnight in the well-appointed Guest Suite (typically £25 per night, subject to availability).

Please note: Residents must meet the age requirement of 70 years or over.

Local Area

The development is perfectly positioned close to the iconic Spanish City and Whitley Bay's picturesque beachfront, with a great selection of local amenities nearby. A Co-op on Marine Avenue offers everyday convenience, while Monkseaton Metro Station and local bus services provide easy access across the region.

Whitley Bay itself is a highly desirable coastal town, known for its beautiful seafront and landmarks such as St Mary's Lighthouse. Set on its own island, the lighthouse is surrounded by a nature reserve and wetland habitat, complete with a visitor centre for those wanting to explore the area's history and wildlife.

Entrance Hall

The front door with spy hole opens into a spacious entrance hall. From here, double doors lead to a generous walk-in storage/airing cupboard, complete with shelving and space for a washer/dryer. The hall also features illuminated light switches, a smoke detector, the apartment's security door entry system with intercom, a 24-hour Tunstall emergency response pull-cord system, and an electric radiator. Further doors provide access to both bedrooms, the living room, the wetroom, the guest cloakroom/WC, and an additional storage cupboard.

Lounge

A bright and generously sized lounge featuring French doors that open onto a Juliet balcony, allowing plenty of natural light to fill the room. The space includes TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets, and an electric radiator.

Kitchen

An open-plan fitted kitchen featuring a range of modern wall and base units with complementary work surfaces. A large window offers attractive sea views, while built-in appliances include an oven, ceramic hob with extractor hood, integrated fridge-freezer, and under-pelmet lighting.

Bedroom One

A spacious double bedroom with large window allowing plenty of light. Door to a walk-in wardrobe with shelving and hanging rails. Ceiling lights, TV and phone point. Emergency pull cord.

Bedroom Two

Good sized second bedroom with window. Could alternatively be used as a second reception room, home office or hobby room. Ceiling lights, TV and phone point.

Wet Room

Tiled and fitted with suite comprising; level access walk-in shower with grab rails, WC, vanity unit with sink inset and mirror above. Emergency pull cord. Wall mounted heated towel rail.

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.

The annual service charge is £11,664.29, (£972.02 monthly) for the financial year ending 28/02/2026.

Car Parking

Apartment 51 includes an owned parking space

Additional Information & Services

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

