

**17 BYGATE COURT CHAPEL LANE**  
**MONKSEATON NE25 8AB**  
**£185,000**

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- ONE BEDROOM FIRST FLOOR APARTMENT
- SECURE DOOR ENTRY SYSTEM & CCTV
- LOUNGE & KITCHEN
- SHOWER ROOM WC
- COMMUNAL FACILITIES ON SITE
- NON-RESIDENT MANAGEMENT STAFF
- 24 HOUR EMERGENCY CALL SYSTEM
- COMMUNAL GARDENS
- NO UPPER CHAIN
- EPC RATING B

Beautiful, one bedroom retirement apartment located on the first floor of a modern 2010 McCarthy & Stone building. It displays a variety of modern features and is ideal for a retiree. This one bedroom first floor apartment comprises; lounge, kitchen, bedroom, shower room WC. Externally: communal gardens. Facilities on site: lounge, laundry room, guest room, bin storage.

The amazing condition and fabulous accommodation this property provides makes for an exciting opportunity which can only be truly appreciated by a visit. Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

This lovely little village has exceptional public transport and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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**COMMUNAL ENTRANCE**

Communal entrance with lounge (for the use of all residents), Motability Scooter Store room with charging unit, Laundry room comprising: washing machine, dryer & ironing facilities, Refuse room, & Guest Suite available at a cost of £25 per night.



**ENTRANCE HALLWAY**

Entrance hallway with security entry-phone, large walk-in airing/storage cupboard, pull cord and under floor heating. Doors to lounge, bedroom and shower room WC.



**LOUNGE**

**20'1" x 11'3"**

The lounge is homely and front facing with UPVC double glazed doors to Juliette balcony, feature fireplace with electric fire, TV point and under floor heating. Timber glazed door to kitchen.



**KITCHEN**

**8'1" x 7'4"**

Lovely, modern kitchen benefitting from wall, base and drawer units including integrated bin storage with contrasting worktops incorporating single bowl sink, drainer, mixer taps and tiled splash backs. Integrated appliances include single oven, induction hob, chimney hood and fridge freezer. There is an extractor fan, UPVC double glazed window and tiled flooring with under floor heating.

**BEDROOM**

**17'3" x 9'6"**

The bedroom is front facing with UPVC double glazed window, under floor heating and TV point. Door to walk in wardrobe with hanging rail, fitted shelves, lighting and power.



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**SHOWER ROOM WC**

**7'2" x 6'10"**

Contemporary shower room benefitting from walk in shower enclosure with power shower, vanity wash basin and low level WC. There is an extractor fan, tiled walls, pull cord, towel warmer and tiled flooring with under floor heating.

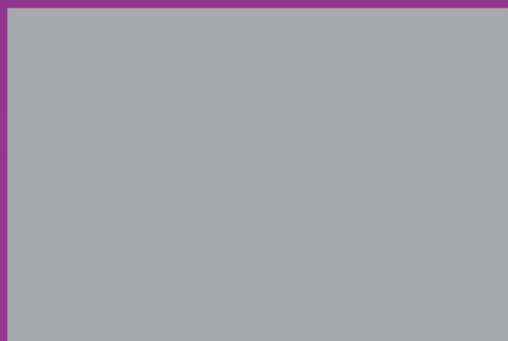


**LEASE & MAINTENANCE CHARGES**

\*\*\*Details awaited\*\*\*

**COMMUNAL GARDENS & AREAS**

The communal gardens are laid to lawn with paved seating area, mature shrubs, planted borders and a variety of trees. There is an allocated parking space and visitors parking available.

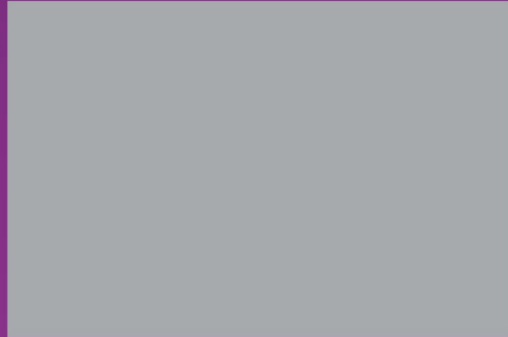
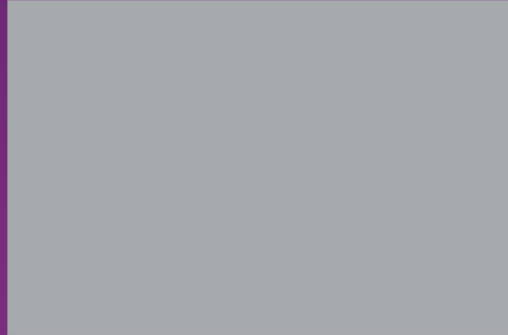


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## Smoke Alarms

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.

## 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.



TOTAL APPROX. FLOOR AREA 554 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>		84	84
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
<div><div></div><div>(92 plus) A</div></div>			
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