

23 BYGATE COURT, CHAPEL LANE
MONKSEATON NE25 8AB
£190,000



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

This beautiful one bedroom retirement apartment is perfectly located on the first floor of a modern 2012 McCarthy & Stone building. It displays a variety of modern features, has no upper chain and is ideal for retirees. 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 generous size and fabulous location 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.

HALLWAY

Spacious and welcoming entrance hallway with built in storage cupboard, telecom intercom system, under floor heating and care support system fitted. Doors to lounge, bedroom and bathroom WC.

LOUNGE

22'7" x 11'8"

(measurement into recess)

The lounge is modern and rear facing with space for a six seater table, feature fireplace with stone surround, hearth and electric fire, TV point and under floor heating. There are UPVC double glazed French doors leading to a Juliet balcony with a South facing aspect and outlook over the beautiful landscaped gardens. Door to kitchen.



KITCHEN

8'9" x 7'0"

(measurement into recess)

Lovely, contemporary kitchen benefiting from wall, base and drawer units with under counter lighting and contrasting worktops incorporating single bowl sink with mixer tap, drainer and tiled splash backs. Integrated appliances include eye level single oven, four ring electric hob, chimney hood and fridge freezer. There is a UPVC double glazed window, extractor fan and tiled flooring with under floor heating.

BEDROOM

19'0" x 9'1"

(measurement into recess)

The bedroom is bright and South 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

7'1" x 6'9"

Contemporary and good sized shower room complete with double walk in shower enclosure with mobility hand rail and power shower over, vanity wash basin with storage cupboard beneath and low level WC. There is an extractor fan, tiled walls, pull cord, towel warmer and tiled flooring with under floor heating.

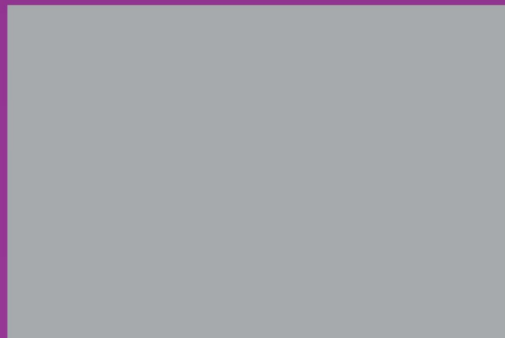


COMMUNAL GARDENS

The communal gardens are laid to lawn with paved seating area, mature shrubs, planted borders and a variety of trees.

**LEASE & MAINTENANCE
INFORMATION**

Leasehold: 125 years from date built. Ground Rent of £425 per annum.
Annual Service/Maintenance Charges: £177.17 per month which is £2126.04 per annum.



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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

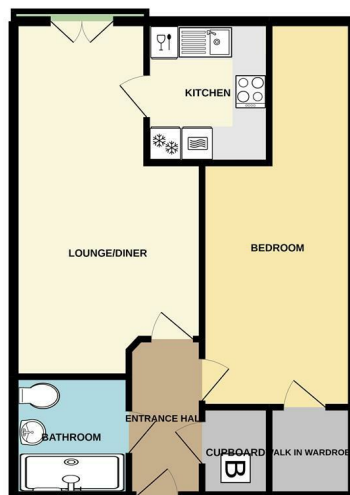
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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.

GROUND FLOOR



We/We/We attempt to ensure the accuracy of the figures contained here, measurements of floor, ceiling, walls and any other items are approximate and responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in such by any prospective purchaser. The property, fixtures and appliances shown have not been tested and no guarantee is given to their operation or efficiency, nor the plan. Please refer to the plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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