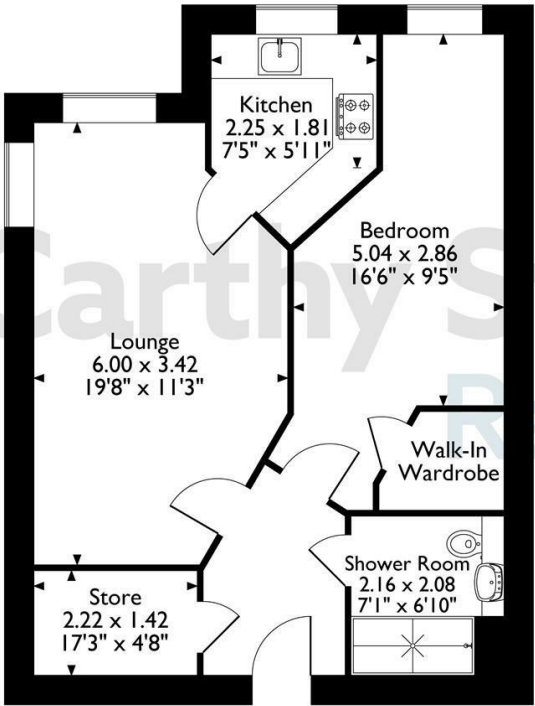


30 Bygate Court, Chapel Lane, Whitley Bay
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Second Floor

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



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

30 Bygate Court

Chapel Lane, Whitley Bay, NE25 8AB



Asking price £169,950 Leasehold

This delightful retirement apartment is designed for those aged over 60. The property features a comfortable reception room, a well-appointed bedroom, and a modern bathroom, offering a perfect blend of convenience and comfort for relaxed living by the sea.

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.



Chapel Lane, Whitley Bay

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 that can assist with service charges or living costs.
- 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.

Summary

Bygate Court was purpose-built by McCarthy Stone exclusively for retirement living and comprises 38 one and two-bedroom apartments for the over-60s.

Residents benefit from the reassurance of a dedicated House Manager on site, along with a 24-hour emergency call system – accessible via a personal pendant and strategically placed call points, including in the bathroom.

The development offers a welcoming Homeowners' lounge for socialising, beautifully maintained landscaped gardens, and a guest suite available for visiting friends and family (additional charges apply). A residents' permit parking scheme also operates on site (please check availability with the House Manager).



permit parking scheme also operates on site (please check availability with the House Manager).

Bygate Court enjoys an enviable position in the sought-after village of Monkseaton, on the North East coast of Tyneside. Monkseaton's bustling Front Street provides a variety of local shops including a bakery, chemist, and newsagent. A bus stop just 60 metres from the development offers regular services into Whitley Bay and nearby areas, while Monkseaton Metro Station – less than 500 metres away – provides excellent connections across the Tyne & Wear region, including Gateshead, Newcastle, Sunderland, and surrounding towns.

Please note: It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

The front door, fitted with a spy hole for added security, opens into a welcoming entrance hall. Here you'll find the 24-hour Tunstall emergency response pull cord system, providing peace of mind at all times. A convenient walk-in storage/airing cupboard is accessed from the hallway, offering practical space. Additional features include illuminated light switches, a smoke detector, and a secure door entry system with intercom. From the hall, doors lead through to the living room, bedrooms, and bathroom.

Lounge

The living area is fitted with TV and telephone points, two ceiling light fittings, fitted carpets, and conveniently placed raised electric power sockets. Partially glazed double doors open through to a separate kitchen.

Kitchen

A fully fitted kitchen features a tiled floor, stainless steel



1 bed | £169,950

sink with mono block lever tap, a built-in oven, ceramic hob with extractor hood, and integrated fridge and freezer. Under-pelmet lighting completes the space with a modern touch.

Bedroom One

The bedroom is fitted with ceiling light fittings, a walk-in wardrobe providing excellent storage, and TV and telephone points for convenience.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

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

