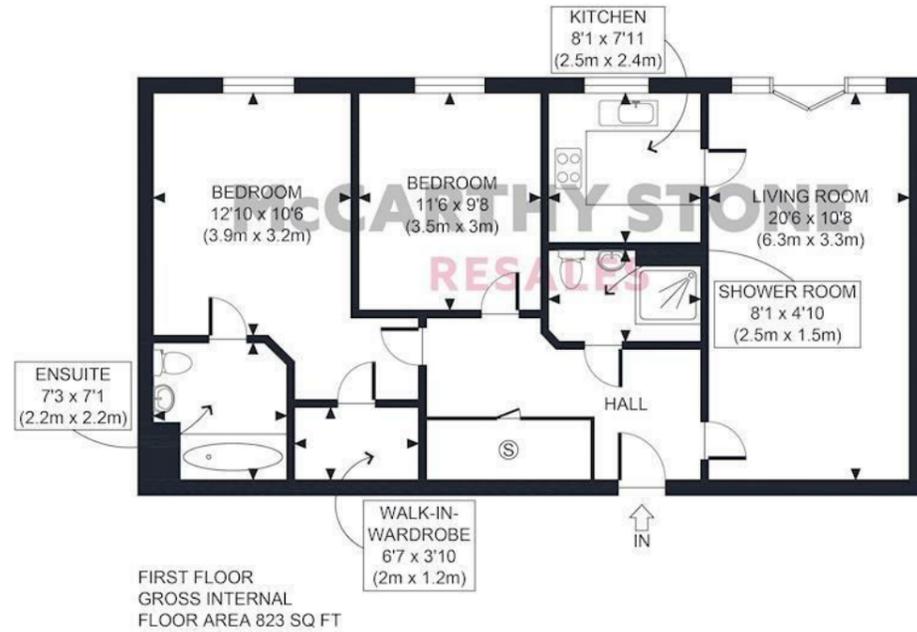


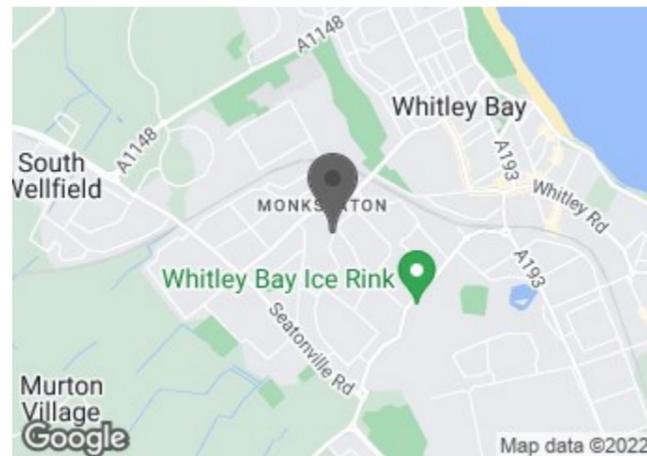
McCARTHY STONE RESALES

19 BYGATE COURT, CHAPEL LANE, WHITLEY BAY, NE25 8AB



APPROX. GROSS INTERNAL FLOOR AREA 823 SQ FT / 76 SQM	Bygate Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/01/22
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



Situated in the popular village of Monkseaton, 19 Bygate Court is a bright and spacious East facing, two bedroom, first floor retirement apartment with a Juliette balcony. Bygate Court has a peaceful communal garden with seating and a warm and welcoming homeowners' lounge

ASKING PRICE £290,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CHAPEL LANE, WHITLEY BAY

2 BED | £290,000

SUMMARY

The property was opened in 2012 by McCarthy Stone as purpose built retirement living. The development consists of 38 one and two-bedroom apartments for the over 60's. There is a house manager on site during weekdays and a 24-hour emergency call system provided via a personal pendant alarm, with call points in the bathrooms, hallway and kitchen. The apartment benefits from illuminated light switches, smoke detectors and apartment security door entry system.

The development also includes a homeowners' lounge, large laundry for common use and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Disabled access, elevator and mobility scooter storage available.

This two bedroom apartment features a fully fitted kitchen, en-suite bathroom and separate shower room. This sale includes all carpets and curtains as seen.

LOCAL AREA

Bygate Court is situated in the enviable location of Monkseaton, a village near the North East coast of North Tyneside. Monkseaton Front Street offers a good selection of shops, including a bakers, chemist and newsagent.

The nearest bus stop is about 100 metres from the development and provides a regular bus service to Whitley Bay and surrounding areas. The Metro station is approximately 500 metres from Bygate Court with travel connections to areas within the Tyne & Wear region, including stops at Gateshead, Newcastle & Sunderland as well as the smaller towns in and around the region.

ENTRANCE HALL

Front door with spy hole leads to a large entrance hall where there is access to a walk-in storage cupboard / airing cupboard. Doors lead to the bedrooms, lounge and shower room.

LOUNGE

A double glazed door leads to a bright east facing lounge with feature fireplace (with electric fire) and Juliette balcony. TV, satellite and telephone points. Two ceiling lights and raised power sockets. Partially double-glazed doors lead to a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink, built in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer. Wall units fitted with under pelmet lighting.

BEDROOM ONE

A large bedroom that allows morning sunlight to flood in. Ceiling lights, walk-in wardrobe with plenty of storage space, shelves and hanging rails. TV, satellite and phone point.

EN-SUITE BATHROOM

Fully tiled and fitted with suite comprising of bath, with shower over, WC, vanity unit with sink and mirror above.

BEDROOM TWO

A spacious second bedroom that could even be used as an office or hobby room. Ceiling lights, TV, satellite and phone point.

SHOWER ROOM

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

SERVICE CHARGE

- House Manager

- Cleaning of communal windows
- Underfloor heating in apartment
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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. To find out more about the service charges please contact your property consultant or house manager.

Service charge: £3,805.80 pa (for financial year ending 04/23)

CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The current fee is £250 per annum. Permits are available on a first come first served basis. Please check with the house manager on site for availability.

LEASEHOLD INFORMATION

Lease length: 125 years from 2012

Ground rent: £495 per annum

Managed by: McCarthy Stone Management Services

