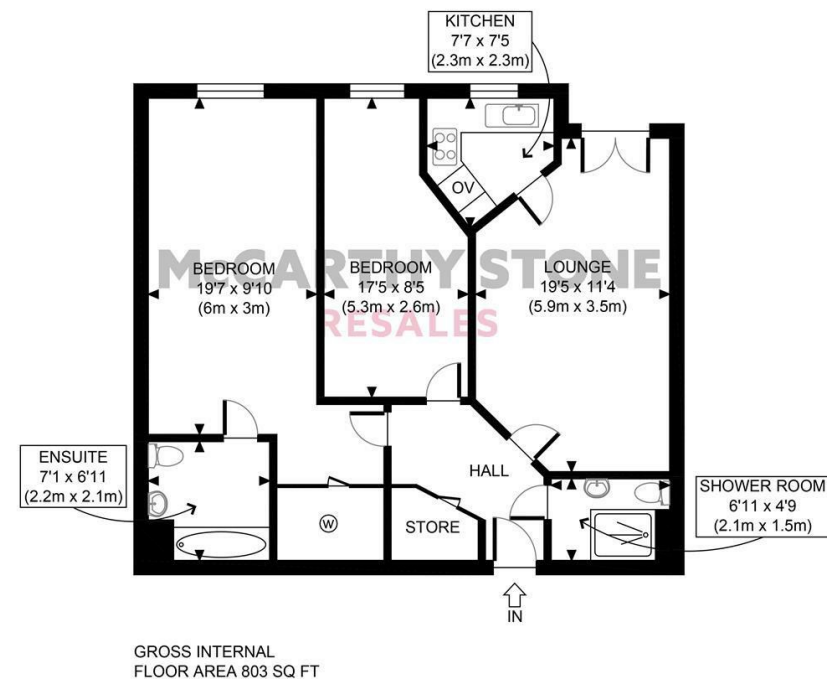


McCARTHY STONE RESALES

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



APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT / 75 SQM
 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
 Bygate Court NE25
 date 06/08/21
 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

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A SPACIOUS two bedroom, TWO BATHROOM apartment with JULIET BALCONY on the FIRST FLOOR of a McCarthy Stone Retirement Living Development located within 100 yards of Monkseaton SHOPS and AMENITIES and BUS STOPS and within half a mile of Monkseaton METRO station, 1 mile of Whitley Bay's GOLDEN BEACHES.

ASKING PRICE £275,000 LEASEHOLD

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

BYGATE COURT, CHAPEL LANE, WHITLEY BAY

2 BED | £275,000

SUMMARY

Bygate Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 38 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours Monday - Friday to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends, family and neighbours. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). The development has underfloor heating throughout and benefits from landscaped gardens, a laundry room and mobility scooter store.

LOCAL AREA

Bygate Court is situated in Monkseaton, just outside the popular seaside town of Whitley Bay. The development is conveniently situated next door to Monkseaton Clinic, within a 100 yards of a convenience shop and Monkseaton's shops, pubs and amenities. The town of Whitley Bay is within one mile and has a greater variety of amenities. Whitley Bay's magnificent golden sands, the Spanish City Dome, dining and leisure centre, arcades, cafes and shops have been ever popular with families for decades. Getting around couldn't be easier, Tyne & Wear Metro operates from Whitley Bay station and provides a regular service throughout the Metro network including a stop at Monkseaton which is approximately 650m away. Bus stops can be found close to Bygate Court on Front Street, providing local services, together with connecting routes to Newcastle city centre, Newcastle International Airport and Gateshead.

ENTRANCE HALL

Front door with spy hole and letterbox leads to the large entrance hall - illuminated light switches, smoke detector, apartment security door entry system and the 24-hour T-uninstall emergency response pull cord system are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the bedrooms, living room and shower room.

LIVING ROOM

Spacious living room with ample space for dining and a Juliet balcony overlooking the front gardens of the development. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the separate kitchen.

KITCHEN

Fully fitted with a range of wood effect cupboards and drawers with a granite effect worktop and Stainless steel sink and drainer unit which sits beneath a south facing window. Integrated appliances include a raised level oven, ceramic hob with cooker hood, fridge and freezer. Finished with tiled flooring, tiled splash-backs, central ceiling spotlights and under pelmet lighting.

BEDROOM ONE

Spacious double bedroom with windows overlooking the development's front gardens the benefit of a large walk-in wardrobe housing shelves and hanging rails. Two ceiling lights, TV and phone points and raised level power points. Door to en-suite.

EN-SUITE BATHROOM

Fully tiled walls and floor and fitted with suite comprising of bath with mixer taps, adjustable shower head over and hand rail. WC, vanity unit with sink and mirror and shaver light above. Separate wall mounted vanity cupboard, electric heated towel rail and emergency pull-cord.

BEDROOM TWO

Generously sized second bedroom with window overlooking the front gardens of the development. This versatile room could also be used as a dining room or study. Ceiling light, TV and phone points and ample raised power sockets.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a walk-in shower with adjustable showerhead and hand rail, WC, vanity unit with sink and shaver mirror above, heated towel rail and an emergency pull-cord.

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- 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.

LEASEHOLD INFORMATION

Lease length: 125 years from 2012

Ground rent: £495 per annum

Ground rent review date: January 2027

Managed by: McCarthy Stone Management Services

