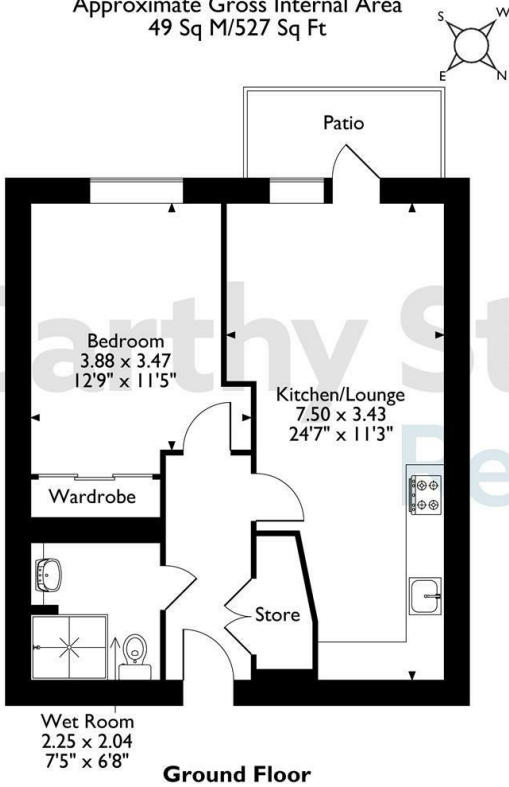
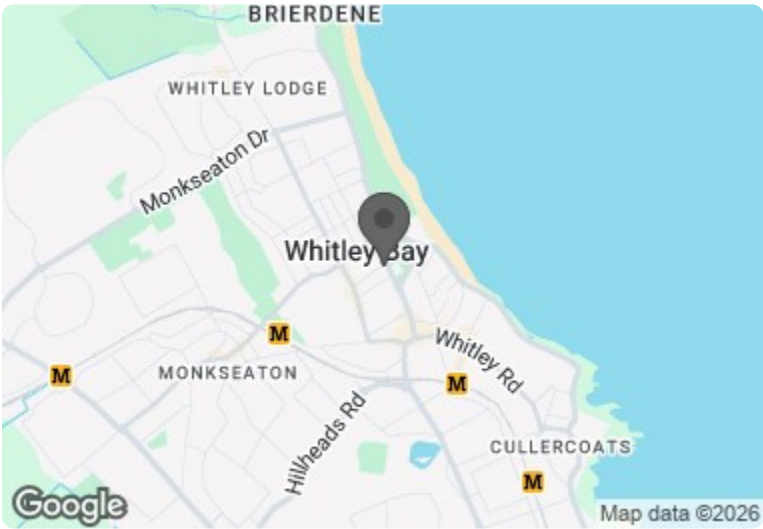


14 Elderton Place, Coquet Avenue, Whitley Bay
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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.



14 Elderton Place

Coquet Avenue, Whitley Bay, NE26 1BX

PRICE
REDUCED



PRICE REDUCTION

Asking price £260,000 Leasehold

Offered with no onward chain, this one-bedroom ground-floor apartment benefits from a private patio and access to excellent communal facilities, and is situated within a McCarthy Stone Retirement Living PLUS development. The development features an on-site restaurant and Estate Manager, with quality care and support services provided by McCarthy Stone's experienced, CQC-registered Estates team.

Call us on 0345 556 4104 to find out more.

Coquet Avenue, 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.
- 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.

Elderton Place

Elderton Place is a stunning retirement development for the over-70s, ideally located in the popular coastal town of Whitley Bay. The development comprises 37 one-bedroom and 28 two-bedroom apartments, each benefitting from a private patio or balcony.

Situated close to the iconic Spanish City, residents can enjoy a wide range of local amenities alongside the town's picturesque coastline and beach. A Co-op store on Marine Avenue is conveniently nearby, with Monkseaton Metro station and regular local bus services also within easy reach.

Local Area

Whitley Bay is a beautiful and highly desirable coastal town in the North East of England. One of the area's



most recognisable landmarks is St Mary's Lighthouse, which sits on its own tidal island and is surrounded by a nature reserve and wetland habitat. For those keen to learn more about the local area and wildlife, the lighthouse also features a visitor centre.

Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with shelving and washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room. Electric radiator

Lounge

Patio doors open onto a private patio area. The room benefits from TV and telephone points, two ceiling light fittings, fitted carpets, raised electric power sockets and an electric radiator.

Kitchen

Fully fitted kitchen with tiled floor. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, dark sink and drainer unit, freezer and under pelmet lighting.

Bedroom

Benefiting from fitted mirrored wardrobe and full length window. Ceiling lights, TV and phone point. Emergency pull cord.

Shower Room

Partially tiled and fitted with suite comprising of level access shower with shower rail, grab rails, WC, vanity unit with sink and mirror above. Emergency pull cord. Wall mounted heated towel rail.



1 Bed | £260,000

Service Charge

- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

The Annual Service Charge is £9,290.45 for the financial year ending 28 Feb 2027.

Parking

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

Leasehold Information

999 years lease from 1st June 2022
Ground rent: £435 per annum
Ground rent review: 1st June 2037

Additional Information and Services

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

