


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Marine Avenue, Whitley Bay NE26 1LZ

Marine Avenue, Whitley Bay NE26 1LZ

£321,999

SHOW APARTMENT NOW OPEN - CONTACT TO MAKE AN APPOINTMENT

Exclusively for the over 70s, our brand new development is situated close to the famous Spanish City offering a number of local amenities and the picturesque beach. Elderton Place will offer a choice of 37 one bedroom and 27 two-bedroom apartments. Apartment 45 is situated on the second floor with a dual aspect Juliett balcony which is southwest facing.

The kitchens will feature a range of integrated appliances and there will be fitted or walk-in wardrobes to the bedrooms. Selected apartments will also benefit from a patio or balcony. You will be able to enjoy the benefit of owning your own home, while being part of a close-knit community. You can socialise with friends and neighbours in the comfort of the homeowners' lounge and invite family to join you for lunch in the stylish licensed bistro, serving a variety of drinks, light bites, snacks and freshly prepared meals.

In next to no time, you'll feel at home in your beautiful new apartment. It's easy to relax knowing there's friendly staff on-site 24 hours a day, and an Estate Manager to lead the team and ensure the smooth running of the development. One hour's domestic assistance per week is included in the service charge and best of all you'll have no worries about external maintenance, window cleaning or energy costs for communal areas, as we take care of all of that for you. And when it comes to the beautiful maintained outdoor spaces, you can sit back and enjoy it without lifting a finger.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN


51
781 SQFT
72.62 SQM



Living (Max)	10' 11" x 17' 8"	3335mm x 5390mm
Kitchen (Max)	8' 10" x 6' 11"	2700mm x 2100mm
Shower (Max)	7' 4" x 7' 1"	2245mm x 2150mm
Bedroom 1 (Max)	10' 1" x 13' 1"	3070mm x 3990mm
Bedroom 2 (Max)	9' 10" x 12' 7"	3000mm x 3845mm

Measurements:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News