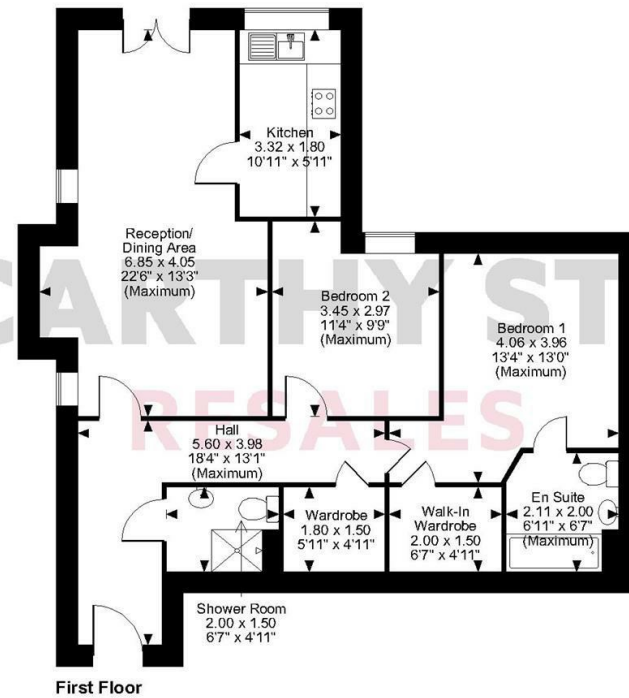
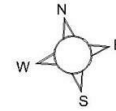


Bygate Court, Chapel Lane, Whitley Bay  
Approximate Gross Internal Area  
816 Sq Ft/76 Sq M



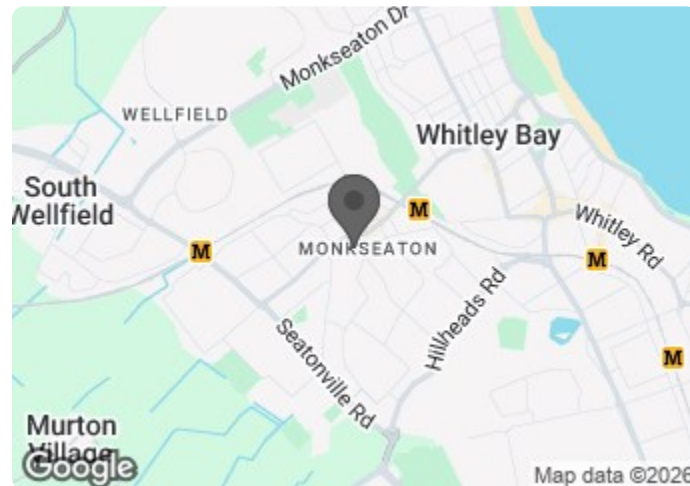
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dij/8605895/PBU

## 18 Bygate Court

Chapel Lane, Whitley Bay, NE25 8AB



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	74
(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	



**Asking price £279,950 Leasehold**

Welcome to this charming 2-bedroom, 2-bathroom retirement living apartment on Chapel Lane, Whitley Bay. This property boasts a spacious living area with a lovely Juliet balcony, perfect for enjoying the fresh air. Situated near local amenities, this apartment offers both comfort and convenience.

**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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# 18 Bygate Court, Chapel Lane, Whitley Bay

2 Bed | £279,950

## 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. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

Bygate Court is situated in an enviable location of Monkseaton, a village on the North East coast of Tyneside. Monkseaton offers a selection of shops along its Front Street, including a bakers,; chemist and Newsagent. The nearest bus stop is 60 metres from the development and provides regular bus services running along Front Street in Monkseaton to Whitley Bay and surrounding areas. The local Metro station is less than 500 metres from Bygate Court providing travel connections to areas within the Tyne & Wear region, including stops at Gateshead, Newcastle & Sunderland as well the smaller towns in and around the region.

## Entrance Hall

Front door with spy hole leads to the large 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. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

## Lounge

This spacious lounge benefits from a Juliet balcony and space for a dining area. Feature fire with fitted electric fire which acts as an attractive focal point. TV and telephone points. Two ceiling lights and raised electric power sockets.

## Kitchen

Fully fitted kitchen with with a range of base and eye level units and tiled floor. The stainless steel sink with mono block lever tap sits below the window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## Bedroom One

Ceiling lights, walk-in wardrobe. TV and phone point

## En-suite Bathroom

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

## Bedroom Two

Spacious second bedroom. Ceiling lights. TV and phone point currently being used as a study

## Shower Room

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

## Service Charge

- Onsite visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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, to find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £5289.00 for the financial year ending 31/03/2027.

## Lease Information

Ground rent £495 per annum  
Ground rent review: 1st Jan 2027  
Lease length: 125 year from 1st Jan 2012

## 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.

## Moving Made Easy & Additional Information

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.
  - 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

