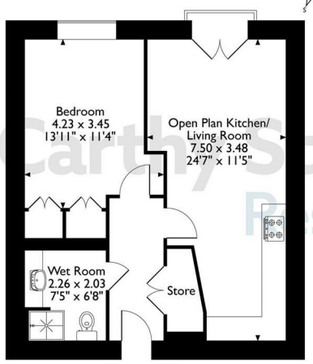
Excellent
Trustpilot

Homes England

McCarthy & Stone
Resales.

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



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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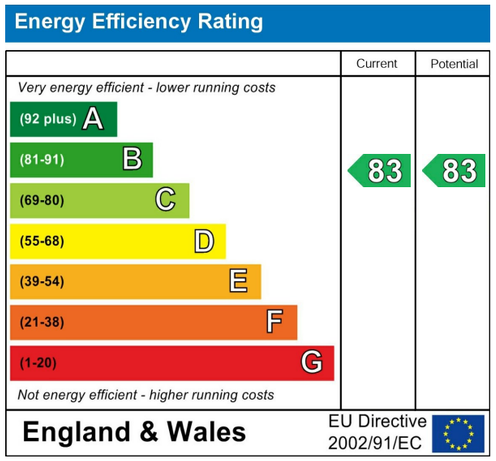

46 Elderton Place

Coquet Avenue, Whitley Bay, NE26 1BX

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 46 Elderton Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £182,000 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second floor apartment with juliet balcony
- 75% Shared Ownership
- Estate Manager / 24 hour on site staffing
- Waitress service restaurant
- Domestic assistance (1hr per week included in service charge)
- Extra care packages available by arrangement
- Homeowners communal lounge
- Guest suite, Laundry room and Mobility scooter store
- Part exchange scheme available
- To arrange a viewing, please call 0345 556 4104

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Resales.

Trustpilot Rated Excellent

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Registered in England and Wales No. 10716544

The Property Ombudsman

46 Elderton Place, Whitley Bay

1 | 1 | Shared Ownership £182,000

What is Shared Ownership?
With Shared Ownership you can have the lifestyle you've dreamed of without paying the full price. If you buy a 50% share, you pay rent on the remaining 50% of your property. If you buy a 75% share you can enjoy the property rent free. Who wouldn't want 25% off?

The Shared Ownership scheme is run in conjunction with Homes England, our government approved partner.

Elderton Place
Elderton Place is a stunning Retirement Living PLUS development for the over 70s, located in the popular coastal town of Whitley Bay. The development offers a selection of one and two-bedroom apartments, many benefiting from private patios or balconies.

Ideally positioned close to Spanish City, the beach, local amenities, a nearby Co-op, Monkseaton Metro station and local bus routes, Elderton Place offers convenience as well as coastal charm.

Residents can also enjoy excellent communal facilities, including a guest suite, library and hobby room.

Local Area
Whitley Bay is a beautiful coastal town in the North East, known for its iconic St Mary's Lighthouse, nature reserve and wetland habitat. The area also offers a visitor centre for those wanting to learn more about the local surroundings.

Entrance Hall
Front door with spyhole opens into a spacious entrance hall, featuring a 24-hour Tunstall emergency pull cord system, illuminated light switches, smoke detector, security door entry intercom and electric radiator. There is also a walk-in storage/airing cupboard containing washing machine/dryer. Doors lead to the bedroom, living room and bathroom.

Lounge
Spacious north-west facing lounge with French doors opening to a Juliet balcony, offering views towards Marine Gardens. Includes TV points, two ceiling lights, raised power sockets and access to the open-plan kitchen.

Kitchen
Fully fitted modern kitchen with light grey matte base and wall units, built-in oven with microwave space above, four-ring ceramic hob with extractor hood, sink and drainer, integrated fridge/freezer, plus under-pelmet and ceiling lighting.

Bedroom
Double bedroom with a large north-west facing window and two built-in double wardrobes, providing excellent storage. Includes TV point, ceiling light, raised power sockets and emergency pull cord.

Shower room
Modern shower room with non-slip flooring, walk-in shower with grab rails and curtain, WC, vanity unit with sink and mirror above, wall-mounted heated towel rail and emergency pull cord.

Service Charge
Estate Manager

- 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.

Annual Service charge: £9,290.45 for the financial year ending 28 Feb 2027.

Entitlements Advice: check out benefits you may be entitled to!

Leasehold Information
999 years lease from 1st June 2022
Ground rent £0 per annum
Ground rent review: 1st Jun 2037

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

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.