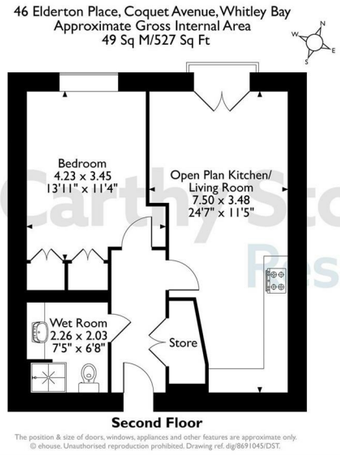
Excellent Trustpilot

Homes England

McCarthy & Stone Resales.

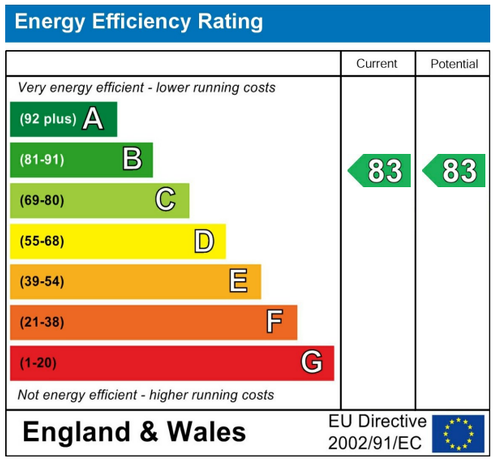












46 Elderton Place

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:

- 75% Shared Ownership
- Second Floor One-Bedroom Apartment
- North westerly-Facing Juliet Balcony
- Two lifts providing convenient access to all floors
- Spacious Lounge with Dining Space
- Modern Kitchen with Integrated Appliances
- Double Bedroom with Built-In Wardrobes
- Contemporary Walk-In Shower Room
- Useful Storage Cupboard with Washer/Dryer
- 24-Hour Emergency Response System

McCarthy & Stone 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.

How do I qualify?
To apply for the Homes England Shared Ownership scheme you need to:

- Make sure you meet the age-criteria for the development
- Have an annual household income of £80,000 per year or less
- Only own one property, after buying this new one

Elderton Place
Elderton Place is a stunning Retirement Living PLUS development for the over 70s, ideally located in the popular coastal town of Whitley Bay. Offering a selection of one and two-bedroom apartments, many with private patios or balconies, the development combines independent living with support available when needed.

Residents enjoy excellent communal facilities, including a welcoming lounge, guest suite, library and hobby room. Conveniently situated close to Spanish City, the beach, local shops, bus routes and Monkseaton Metro station, Elderton Place offers the perfect blend of coastal living, comfort and convenience.

Apartment Overview
This beautifully presented one-bedroom apartment enjoys a north westerly aspect, with a Juliet balcony.

The welcoming entrance hall provides access to all rooms and benefits from a useful walk-in storage cupboard with washer/dryer, secure door entry system and 24-hour emergency response system.

The spacious lounge offers ample room for relaxing and dining, with French doors opening onto a Juliet balcony. The adjoining modern kitchen features stylish light grey units and integrated appliances, including an oven, ceramic hob and fridge/freezer.

The generous double bedroom benefits from two built-in double wardrobes, providing excellent storage.

Completing the accommodation is a modern shower room featuring a walk-in shower with grab rails, vanity unit, WC and heated towel rail.

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

Social Lifestyle
The Communal Lounge is at the heart of the community at Elderton Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Elderton Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Care & Support
The personal care services available at Elderton Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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

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.









