



Homeprior House Monkseaton,

The location couldn't be more perfect if you are looking for a retirement property in the heart of Monkseaton Village!
Close to most local amenities including shops, healthcare facilities, fabulous restaurants and fish and chip shops, independent shops and of course so convenient for the Metro and Whitley Bay town Centre. Just a short drive to our wonderful coast and some gorgeous walks close by on the Wagon Ways and Churchill Playing Fields. This established and popular retirement block is available to couples over the age of 55 years or individuals 60+. Secured entry system, operational lift, communal lounge and games room, laundry facilities, guest suite and beautiful communal gardens are there to enjoy along with your own privacy in your own home. For additional reassurance there is a Careline Facility and a House Manager. The apartment on offer is on the first floor and enjoys an elevated position overlooking the rear of the block. Spacious lounge/dining room opening into adjoining kitchen, double bedroom with fitted wardrobe, shower room with walk in shower, electric heating, double glazing. There is visitor and resident parking and a "garage" facility enabling the charging of Motability type transport. Management Fee of £1789.69 half yearly and the ground rent is £243.61 half yearly the management fee includes external maintenance, building insurance, use of communal areas, window cleaning, communal gardens, Careline and house manager. The monthly management fee and service charge combined is £338.88 per month. Leasehold 125 years from 01 February 1987

£55,000

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Homeprior House

Monkseaton

Secure Entry into:

COMMUNAL ENTRANCE HALLWAY: Lift to the upper floors, house managers office, gorgeous communal lounge and sitting area with dual aspect and French door out to the rear patio, communal laundry room, door out to the beautiful communal gardens with seating, lift up to:

FIRST FLOOR LANDING: door to:

ENTRANCE HALLWAY: Large airing cupboard housing hot water tank, door to:

SHOWER ROOM: Walk in shower cubicle with electric shower, vanity sink unit, low level w.c. with push button cistern, fully tiled walls, modern flooring, electric towel radiator, extractor

LOUNGE/DINING ROOM: (rear): 17'3 x 10'6, (5.26m x 3.20) A delightful, open lounge and dining area with electric heater, double glazed window, through to adjoining:



KITCHEN: 7'3 x 5'5, (2.21m x 1.65m) Fitted base, wall and drawer units, roll edge worktops, electric point, single drainer sink unit, modern flooring, tiled splashbacks

BEDROOM: (rear): 14'0 x 8'8, (4.27m x 2.64m) Slimline electric heater, double glazed window, coving to ceiling

EXTERNALLY: Beautiful communal gardens with seating, car park for visitors and residents, "garage" for charging of Motability type transport



TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.



Length of Lease: 125 years from 01.02.1987
 Ground Rent: £241.61 per half yearly
 Management fee: £1789.69 half yearly, this covers, external maintenance, building insurance, use of communal areas, window cleaning, communal gardens, Careline and house manager.



Council Tax Band: A

EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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