



Homeprior House

Front Street, 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 alongside your own privacy in your private home. For additional reassurance there is a Careline Facility and a House Manager.

The apartment is conveniently located on the ground floor and offers a hallway with storage, spacious lounge/dining room, opening through to the stylish kitchen area. There is access directly from the lounge via the French door to ramped path leading to Front Street. Spacious double bedroom with fitted wardrobe, modern shower room, electric storage heating. The apartment has been recently re-decorated and carpeted.

No onward chain. There is visitor and resident parking and a "garage" facility enabling the charging of Motability type transport.

£60,000

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Communal Entrance Door to:

COMMUNAL HALLWAY: door to communal lounge which opens to and overlooks the garden areas, laundry and managers' office, lift to other floors, door to;



ENTRANCE HALLWAY: entrance hall into apartment, large storage cupboard, door to:

LOUNGE/DINING ROOM: (front): 17'5 x 10'5, (5.31m x 3.18m), an excellent sized lounge and dining area, with large, double glazed picture window and French door, allowing maximum light into this lovely room, night storage heater, arch through to:



KITCHEN: 7'3 x 5'4, (2.21m x 1.62m), stylish and modern kitchen incorporating base, wall and drawer units, worktops, single drainer sink unit with mixer taps, integrated electric hob, tiled splashbacks, wall lights

BEDROOM: (front): 2.72m x 4.27m (8'11 x 14'0) night storage heater, two double wardrobes, double glazed window



SHOWER ROOM: modern shower room, comprising of, shower cubicle, electric shower, vanity sink unit, low level w.c., panelled shower area, modern tiling, cornice, extractor, wall heater

EXTERNALLY: Communal gardens, beautifully landscaped with lawn, borders and seating areas. There is visitor and resident parking and a "garage" facility enabling the charging of Motability type transport, subject to availability.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/Electric

Sewerage: Mains

Heating: Mains/ Electric

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

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] 85 years remaining

Ground Rent /Service charge: £235.20 per month payable to E&M estate managements ltd

COUNCIL TAX BAND: A

EPC RATING: TBC

WB2373.AI.DB.12.03.2024. V.1





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.

16 Branches across the North-East

