



Village Court Whitley Bay

This gorgeous retirement apartment for the over 55's boasts a fabulous position within the main building of Village Court. This exclusive development is perfectly located, just a short walk from Whitley Bay town centre and the Metro, it is also close to Churchill playing fields, tennis courts and bowling, making it wonderful for both outdoor living and local amenities. Our gorgeous beach and coastline is also just a few minutes' drive from your door. This fabulous ground floor apartment offers secure entry system and a house manager, the apartment has an emergency pull system for peace of mind. Oozing natural light due to its large, period windows and corner position, you can enjoy both the peace and quiet the development offers or you can enjoy outside views from your lounge. The apartment showcases an entrance hallway, impressive lounge/dining room with beautiful windows which flows into the stylish and contemporary re-fitted kitchen, with integrated appliances. The spacious, double bedroom has attractive fitted wardrobes and ample storage and there is a fabulous re-fitted shower room with large, walk-in shower cubicle. The main building offers the additional use of a lovely conservatory area and there are mature, well maintained communal gardens for you to enjoy and an off, street parking area for residents to the front of the property.

£120,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Village Court Whitley Bay

Secure Entry System and Door to:

COMMUNAL ENTRANCE HALLWAY: door to:

ENTRANCE HALLWAY: radiator, door to:



LOUNGE/DINING ROOM: 15'0 x 11'1, (4.57m x 3.38m), a beautiful, light and airy lounge with gorgeous, double glazed, period windows to the front and side, radiator, cornice to ceiling, sliding doors into:



KITCHEN: (side): 11'1 x 7'8, (3.38m x 2.33m), contemporary, stylish, re-fitted kitchen, incorporating a range of high gloss base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, radiator, large double-glazed window, contemporary flooring, one and a half bowl sink unit with mixer taps, combination boiler, spotlights to ceiling

BEDROOM ONE: (front): 10'0 x 9'6, (3.05m x 2.90m), attractive fitted wardrobes providing ample hanging and storage space, radiator, double glazed window



SHOWER ROOM: 8'6 x 4'5, (2.59m x 1.37m), a stylish, re-fitted shower room, showcasing, double shower cubicle, chrome shower, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, radiator, fully tiled walls, modern flooring, extractor fan

EXTERNALLY: well, maintained private, communal gardens, off street parking area for residents, conservatory off main house for residents, enjoyment

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/ Gas
- Broadband: Available but not connected
- Mobile Signal Coverage Blackspot: No
- Parking: Communal Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 999 years from 01/01/2013 987 years remaining Service Charge: £1,926.23 per Annum Includes building insurance to be reviewed 01.01.2026

COUNCIL TAX BAND: B

EPC RATING: C

WB2847.AI.DB.11.02.2025 V.1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.

16 Branches across the North-East

