





- **First Floor Flat**
- **Very Well Presented**
- **Tax Band *A***
- **Available Now**
- **Central For Shops**
- **Two Bedrooms**
- **Excellent Location**
- **Viewing Essential**
- **Gas Central Heating**





** Video Tour on our YouTube Channel | <https://youtu.be/VctlmkXz60w> **

A fabulous first floor flat which is available NOW and offered on an unfurnished basis.

Internally the property briefly comprises:- entrance lobby, stairs to the first floor landing, bright and airy living room with open plan dining area, kitchen with wall and floor units and integrated oven and hob, two double bedrooms; the main with a bay window, and there is also a fully tiled bathroom WC with shower over the bath.

This particular part of North Shields is extremely favourable and offers the buyer a superb lifestyle choice. The exact location is centred on the fringe of Tynemouth which is a very well regarded coastal location and offers access to some of the most delightful beaches in the UK with a blue flag status. You have ease of access to well regarded schools and public travel links are within close proximity; the Metro will have you into the city centre in some twenty minutes. North Shields is an old fishing location where there is still and active working Quayside; a hive of activity with bars and restaurants along with the fishing industry.

For more information on this property and to book a viewing please call our Tynemouth branch on 0191 257 2000.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax Band *A*.



First Floor



The difference between house and home

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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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