





- First Floor Flat
- Gas Central Heating
- Great Location
- Leasehold Property
- Coastal Home
- Three Bedroom Home
- Un-Furnished Property
- Close To Tynemouth
- Council Tax *A*
- Viewing Essential





Available on an un-furnished basis this well presented two bedroom first floor flat will make a great home for the tenant looking for a coastal home.

Internally the flat briefly comprises:- entrance lobby, stairs to the landing, living room, with feature fireplace, kitchen with fitted wall and floor units providing ample storage and integrated oven and hob, three bedrooms; the generous main with a bay window and there is a modern bathroom WC with three piece suite and shower over the bath. Externally there is a yard to the rear. The property further benefits from gas central heating and double glazing.

The location of this property is without doubt extremely central and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. King Edwards Bay is only a 5 minute drive away and A19 and the Tyne Tunnel are also within easy reach. The A1058 Coast Road is close by so you have a direct route to Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools. A great market is available in Tynemouth Metro Station which has a wide variety of products and foods.

For more information and to arrange a viewing please call 0191 257 2000.

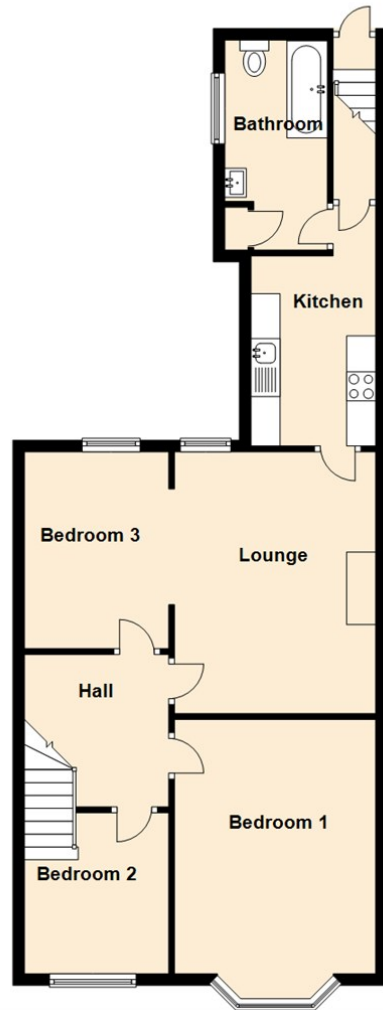
COVID-19 Guidelines

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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www.janforsterestates.com

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

