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- **Stunning Upper Flat**
- **Two Bedrooms**
- **Roof Terrace**
- **External Storage**
- **Available End of June**
- **Council Tax Band *A***
- **Unfurnished**
- **Integrated Kitchen**
- **Viewing Essential**





STUNNING TWO BEDROOM TOP FLOOR FLAT WITH ROOF TERRACE - 12 MONTHS MINIMUM.
Available end of June and offered unfurnished, in Cullercoats.

IDEAL FOR YOUNG PROFESSIONAL COUPLES

This property must be viewed to appreciate the accommodation on offer and briefly comprises:- spacious lounge/diner, modern fitted kitchen, two bedrooms, four piece bathroom WC, roof terrace, and utility/storage area. The property also benefits from gas central heating and double glazing.

This enviable location is within walking distance to the beach and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities nearby, including prime bus routes and the Metro service.

Please call us today on 0191 257 2000 for more information and to arrange a viewing.

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*.





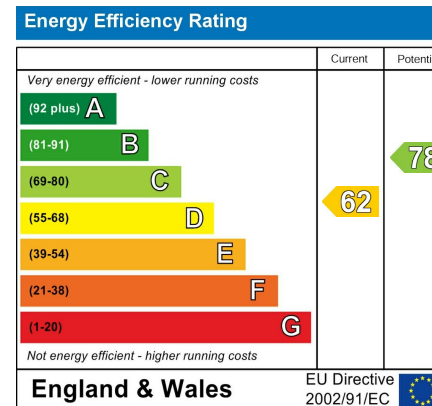
The difference between house and home

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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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



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