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- Ground Floor Flat
- Stunning Sea Views
- Double Glazed
- Private Yard with Parking
- Unfurnished Basis
- Two Bedrooms
- Generous Living Room
- Gas Central Heating
- Viewing Recommended
- Available 10th March







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/HeAludz5xyl> \*\***

This two bedroom ground floor apartment with private yard and parking is available to let from 10th March 2025, and offered on an unfurnished basis. Convenient for access to a fantastic range of local coastal amenities and great transport links.

The accommodation briefly comprises:- communal entrance hallway, spacious open plan lounge with windows overlooking the fabulous front aspect/sea view, modern kitchen with fitted units and integrated oven and hob, two good sized bedrooms, and there is also a part tiled three piece bathroom WC with shower over the bath. Externally, there is a shared paved garden to the front and a private yard to the rear with parking.

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

Council Tax band \*A\*





## The difference between house and home

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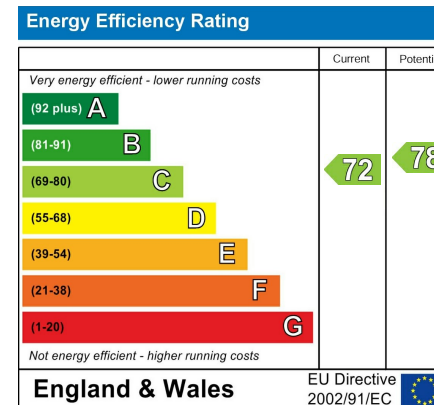


[www.janforsterstates.com](http://www.janforsterstates.com)

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



Gosforth

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High Heaton

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Tynemouth

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Property Management Centre

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