







- End of Terrace
- Close To River
- Off Street Parking
- Council Tax Band \*A\*
- Viewing Recommended
- Two Bedrooms
- Amenities Nearby
- Unfurnished
- Available Now
- Call For More Information







This charming two-bedroom end-of-terrace house is available for rent now in the desirable area of Royal Quays, North Shields.

The house is unfurnished, allowing you to bring your own personal touch, and offers modern and comfortable living space. Features include an open-plan lounge, kitchen with fitted units and access to the rear, two spacious bedrooms, a modern shower room WC and a delightful private garden with a summer house. Also boasting gas central heating and double-glazed windows, ensuring a warm and energy-efficient environment. Off-street parking is also included, providing added convenience.

Royal Quays is a popular residential area known for its proximity to the scenic waterfront and local amenities. It is just a short walk to the nearby Chirton Dene Park, perfect for outdoor activities, and offers easy access to shops, restaurants, and transport links. Whether you are looking for a quiet retreat or a vibrant community, Royal Quays offers the best of both worlds.

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

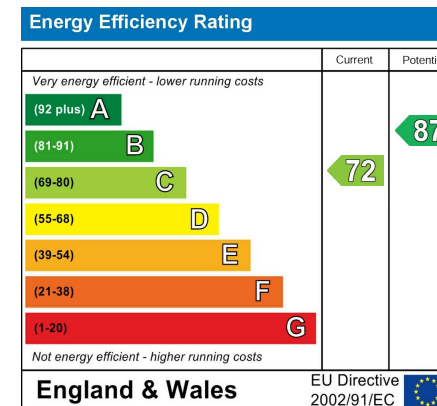
Council Tax band \*A\*.



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.



## The difference between house and home

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