







- Available NOW
- Second Floor
- Great Location
- Council Tax Band \*B\*
- Viewing Recommended
- Unfurnished
- Two Bedrooms
- Close to Amenities
- Permit Parking
- Call For More Information





We are pleased to bring to the market this spacious, two-bedroom apartment on Abbey Court, Shiremoor. Available NOW on an unfurnished basis.

The property is positioned to the second floor and briefly comprises: - security entry hall, a bright and spacious lounge, a well-appointed kitchen with wall and floor units, fitted fridge freezer, oven and hob. There are two bedrooms and a modern white bathroom WC. The lounge has a lovely bay window with seating area; a great area to have breakfast. Externally, there is permit parking.

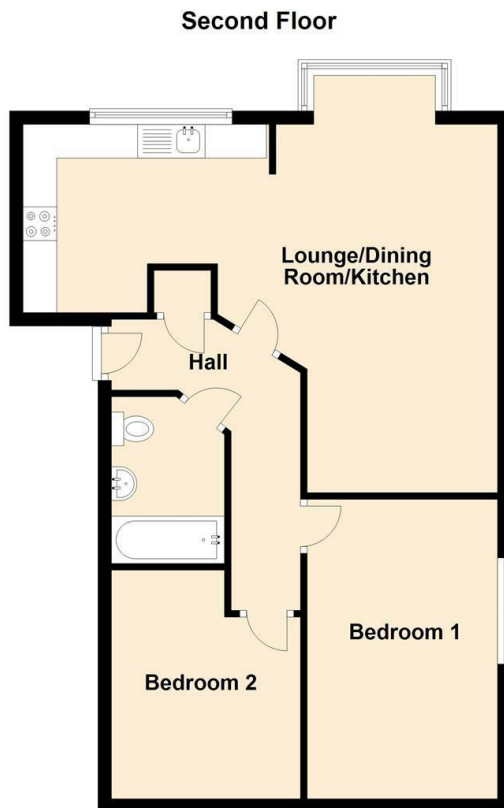
The location of the property is very much in demand and is essentially owner/tenant occupier giving a true residential living experience. Very well located for access to local amenities such as shops, schools and public travel links. You are within easy striking distance of the A1058 Coast Road and of course our award-winning blue flag beaches. The Metro service is also available and is some 10-15 minutes' walk away providing access to Newcastle City Centre and of course many main Tyneside Centres.

Interested parties are urged to arrange a prompt and essential internal viewing. Don't delay. For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

Council Tax Band \*B\*.



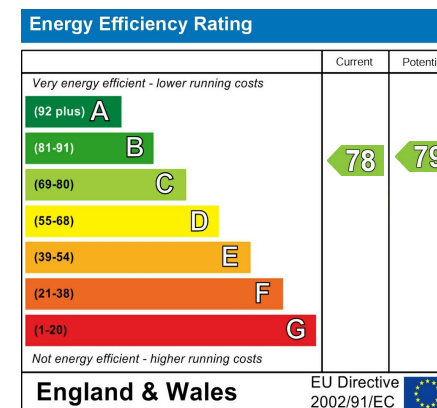




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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