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- Second Floor Apartment
- Two Bedrooms
- Allocated Parking
- Close For Tynemouth
- Double Glazed
- Electric Heating
- Furnished Property
- Council Tax \*A\*
- Well Presented
- Viewing Essential







This second-floor apartment in North Shields is offered on a furnished basis, providing a convenient and comfortable living space.

Upon entering the building, tenants will use a communal hall, followed by stairs that lead to the second floor. Internally you are greeted by an entrance hall, which leads into a spacious lounge, a well-appointed kitchen, featuring a fitted hob and oven, and a bathroom with a WC. In addition, there are two bedrooms, offering plenty of space for a small family, couple, or individuals.

Externally, there is an allocated parking space.

The apartment is situated in an excellent location in North Shields, which is a well-regarded coastal area. This location is particularly desirable due to its proximity to blue-flag beaches, considered some of the most beautiful in the UK. It provides easy access to scenic coastal walks and outdoor activities. Public transportation is very convenient, with Metro stations nearby that can whisk you into the city centre in around 20 minutes, making commuting to work or exploring Newcastle hassle-free.

North Shields is an old fishing location where there is still an active working quayside, which is a hive of activity with bars and restaurants along with the fishing industry.

Early viewings come highly recommended. Please call our Tynemouth team on 0191 257 2000.

Council Tax band \*A\*.

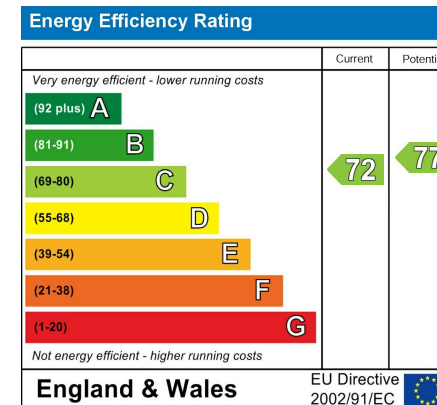
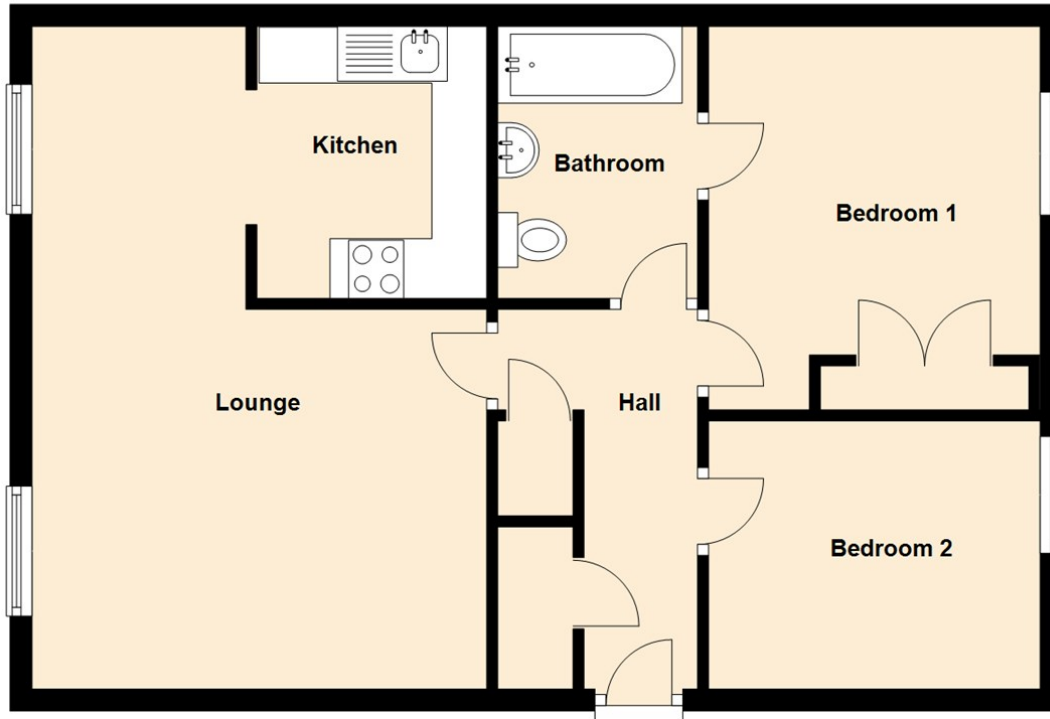


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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

Ground Floor



## The difference between house and home

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