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- First Floor Flat
- One Bedroom Property
- Unfurnished
- Council Tax Band \*B\*
- Gas Central Heating
- Double Glazed
- Assured Short Hold Tenancy
- Coastal Location
- Lovely Beaches Nearby
- Viewing Essential







This well presented, one bedroom first floor apartment forms part of the well regarded Northumberland Terrace, in the heart of Tynemouth.

The property is offered with immediate availability, has an abundance of space and is within a short walk from the beach.

Internally the property briefly comprises; entrance hall, lounge with feature fireplace and bay window, bathroom, kitchen and one bedroom. Externally there is a shared yard to the rear. Further benefits include gas central heating and double glazing.

This enviable location is only a walk from King Edwards Bay. A fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. A great market is also available in Tynemouth Metro Station which has a wide variety of products and foods. The A1058 Coast Road is close by so you have a direct route towards Newcastle City Centre. For the growing family the property is well positioned for access to very well-regarded schools.

In order to get a real feel for this home should view the property as soon as possible. Please call 0191 257 2000 for more information.

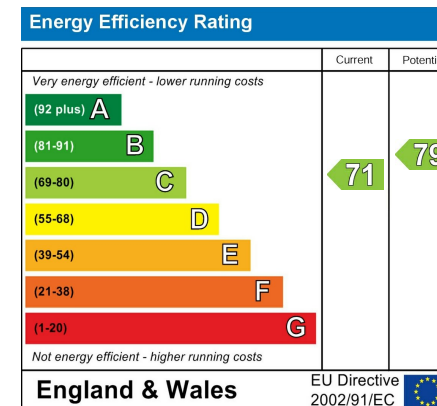
Council Tax band \*B\*.



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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