





- **Seafront Location**
- **Two Bedrooms**
- **Unfurnished Property**
- **Council Tax Band *A***
- **Viewing Essential**
- **Ground Floor**
- **Gas Central Heating**
- **Street Parking**
- **Close To Metro**
- **Call for More Information**





STUNNING SEA VIEWS

This two-bedroom ground floor flat is positioned in an enviable coastal location. Available NOW and offered unfurnished.

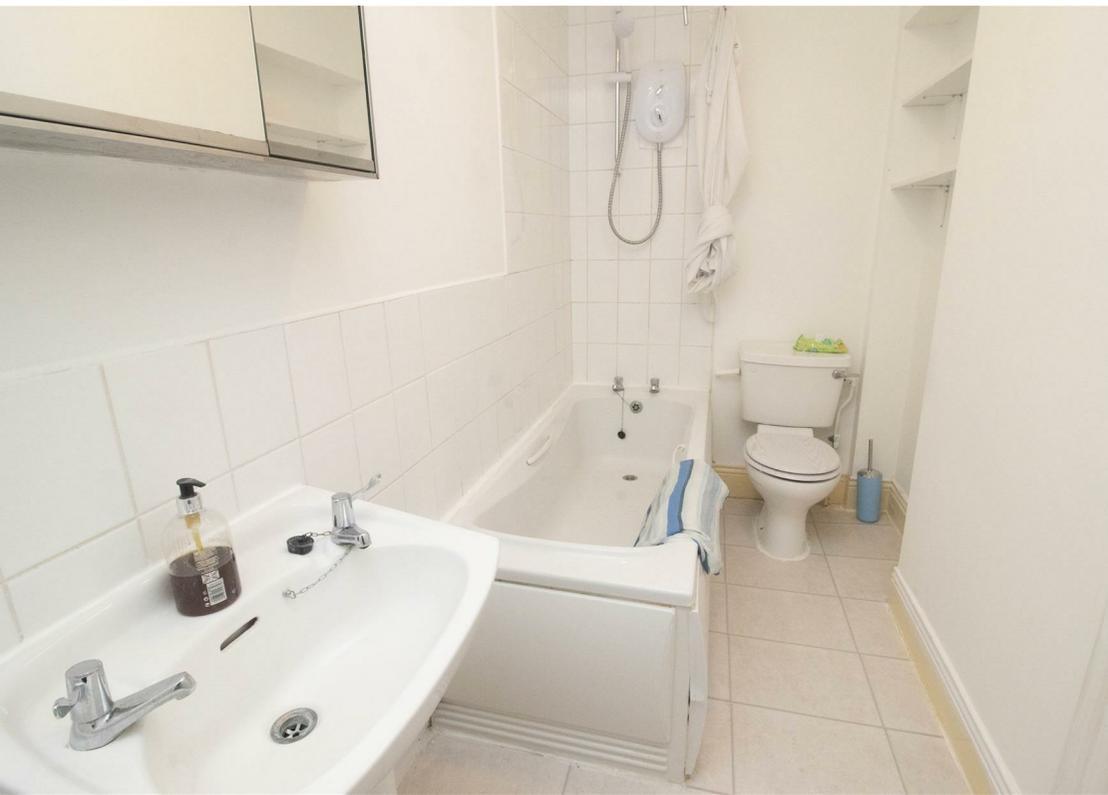
The property is accessed via a communal entrance and briefly comprises: - generous living room with bay window overlooking the seafront, kitchen with fitted units, two good-sized bedrooms and a bathroom/w.c with shower over the bath. The property further benefits from gas central heating and double glazing.

This fantastic location only is a short walk to The Promenade and Whitley Bay Beach, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline.

The best way to get a feel for this home is to view. This can be done by calling our Tynemouth branch on 0191 257 2000.

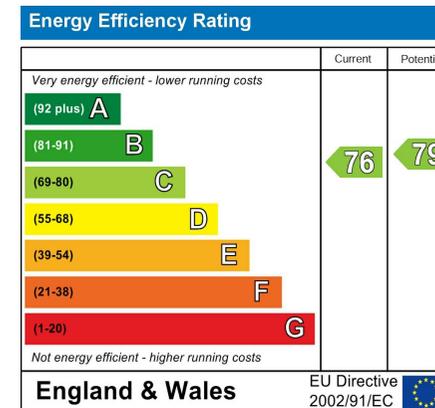
Council Tax band *A*.



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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| Newcastle | 0191 284 4050 |
| High Heaton | 0191 270 1122 |
| Tynemouth | 0191 257 2000 |
| Low Fell | 0191 487 0800 |
| Property Management Centre | 0191 236 2680 |



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