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- Sought After Location
- Two Bedrooms
- Unfurnished
- Council Tax Band \*C\*
- Top Floor
- Available NOW
- Close to Amenities
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/rAVkk1qJbTc> \*\***

Jan Forster Lettings welcome to the market this charming top floor apartment situated in a highly sought-after area. Available NOW and offered unfurnished.

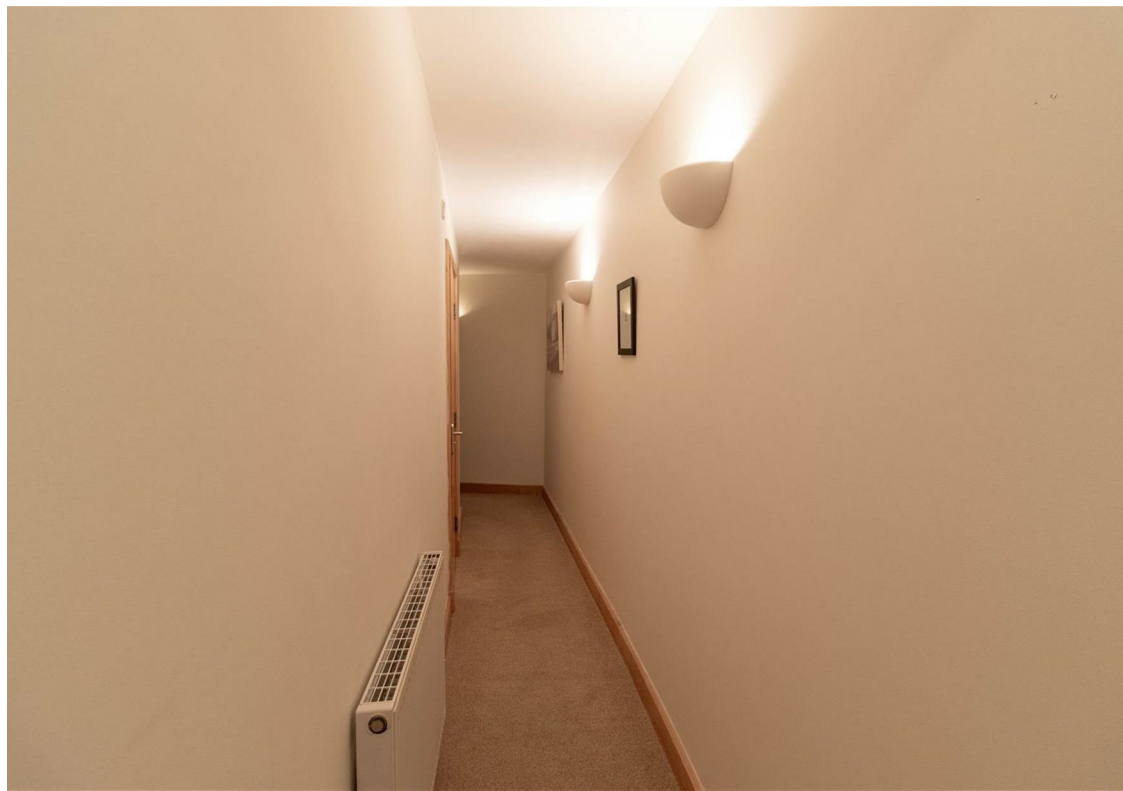
The property is close to great transport links, including the Metro and prime bus routes, as well as excellent local facilities, such as shops, bars, and restaurants, and is offered unfurnished.

The property briefly comprises; - communal hall, hallway, generous lounge-diner, modern kitchen with top and floor units, stylish bathroom WC, and two good-sized bedrooms. The apartment also benefits from ample storage.

The location of the property is very much in demand. The apartment is very well-located for access to local and public travel links. You are within easy striking distance of the A1058 Coast Road and our award-winning blue flag beaches.

Interested parties are urged to arrange a prompt and essential internal viewing. To book yours or for more information, please, call our Tynemouth branch on 0191 257 2000.

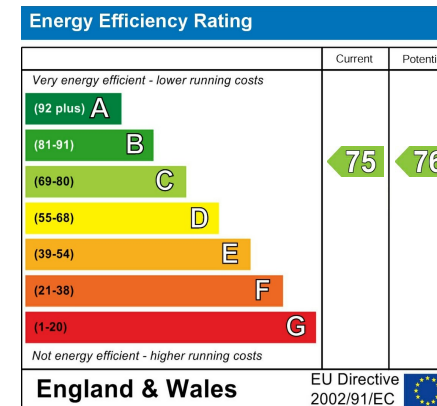
Council Tax band \*C\*.



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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[www.janforsterestates.com](http://www.janforsterestates.com)

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<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>

