





- Top Floor Flat
- Unfurnished
- Great Location
- Spacious Accommodation
- Close To Beach
- Three Bedroom Home
- Gas Central Heating
- Council Tax Band *C*
- Handy For Village Centre
- Viewing Essential





A delightful and quirky top floor flat which is positioned on this very sought after residential terrace in the heart of Tynemouth. Now, straight from the off you need to be fit! There are some 72 steps to get to the apartment so you need to be quite able. Available at the end of November and offered unfurnished.

Internally the property briefly comprises: a larger style reception room, three bedrooms, bathroom WC, kitchen and a separate WC with spiral staircase. The flat further benefits from double glazing and has gas central heating.

The location of this property is without doubt extremely central and you are within easy reach of the A19 and the Tyne Tunnel. The A1058 Coast Road is close by so you have a direct route to the coast or 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 coast line. A great market is available in Tynemouth Metro Station which has a wide variety of products and foods.

For more information or to arrange your viewing, please contact our Tynemouth lettings team on 0191 257 2000.

Council Tax Band *C*



Top Floor



The difference between house and home


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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680