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- Ground Floor Apartment
- Two Bedrooms
- Close To Amenities
- Available NOW
- Viewing Recommended
- Popular Location
- Rear Yard
- Unfurnished
- Council Tax Band *A*
- Available Now





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

Positioned on this well regarded and sought after residential street, this bright and airy, period terraced apartment is available NOW and offered unfurnished.

Internally the accommodation has been freshly decorated throughout and briefly comprises:
- entrance hall, bright and airy main bedroom to the front with a bay window, bedroom two, lounge, kitchen with fitted wall and floor units and access to a lovely rear yard which is South facing, and a modern bathroom/w.c. with shower over the bath. Further benefits include gas central heating and double glazing.

The central location is close to a wealth of attractions and amenities including cafes, bars and restaurants. King Edwards Bay and Tynemouth Long Sands Beach are within proximity. The A1058 Coast Road is close by, so you have a direct route to 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.

Viewing is strongly recommended to appreciate everything this property has to offer. For more information, please call our Tynemouth branch on 0191 257 2000.

Council Tax band *A*.



The difference between house and home

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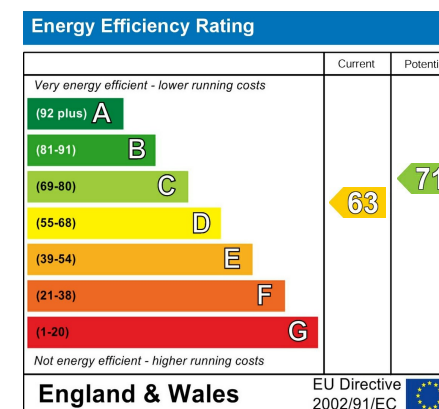


www.janforsterestates.com

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.



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

