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- Popular Location
- Two Double Bedrooms
- Part-Furnished
- Gas Central Heating
- Viewing Recommended
- Second Floor Flat
- Available January 2025
- Close to Amenities
- Double Glazing







This delightful second-floor property is positioned in the popular Preston Towers on Preston Road. Available January 2025 and offered part-furnished.

The property is accessed via a communal entrance with stairs to the first floor and briefly comprises: -entrance hallway with storage and access to boarded loft with drop down ladder, a bright and airy lounge with feature log burning stove, two double bedrooms, modern shower room/w.c. and a well-appointed kitchen. Further benefits include double glazing and gas central heating.

This fantastic location is close to a wealth of local amenities including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are only a short drive away. Public transport links are with easy reach and the A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

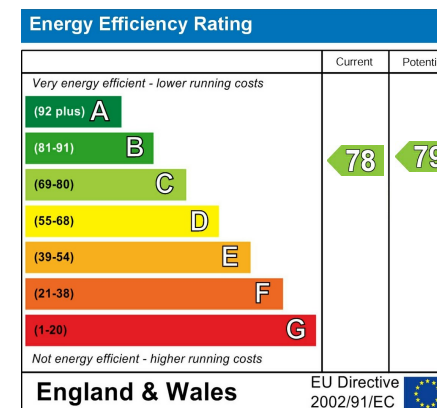
Council Tax band \*C\*.



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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