





1



1



1

- Ground Floor Flat
- Available Mid May
- Unfurnished Property
- Electric Heating
- Parking
- Double Glazed
- Brand New Property
- One Bedroom
- Superbly Presented
- Viewing Essential





This fantastic, one bedroom ground floor flat forms part of a lovely development in Coble Dene, next to the Royal Quays Marina.

The property is available unfurnished and briefly comprises; communal hall, open plan lounge and fitted kitchen, one double bedroom with dual aspect windows and a modern shower room WC with under sink storage. The property is double glazed, warmed with electric heating and benefits from integrated appliances which have not been used to date.

The location of the property is very much in demand and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants along with shops at Royal Quays Retail Park. The A1058 Coast Road is close by so you have a direct route to Newcastle City Centre. There are nearby links to public transport facilities which include prime bus routes and the Metro service.

Interested parties are urged to arrange a prompt and essential internal viewing. Don't delay. For more information please call our Tynemouth branch on 0191 257 2000.

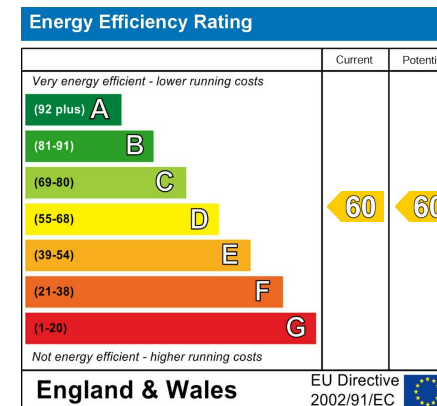
Council Tax Band *A*.



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

