



**1A Newcastle Terrace, Tynemouth, NE30 4RD**  
**£995 Per Calendar Month**



# 1A Newcastle Terrace, Tynemouth, NE30 4RD

FOR RENT: A refurbished two bedroom, first floor flat ideally situated in the heart of Tynemouth Village on the North East coast of England.

The accommodation includes a communal entrance and stairs to the first floor flat entrance. Inside there is a living room, master bedroom with en suite shower room, two bedrooms, a small kitchen with modern fittings and a separate bathroom with WC.

## MATERIAL INFORMATION

COUNCIL TAX: B  
EPC RATING: C  
RENT: £995 pcm  
TERM: 6 month initial term  
DEPOSIT: £1145  
HOLDING FEE: £225  
PROPERTY TYPE: First floor two bedroom flat  
CONSTRUCTION: Traditional  
UTILITIES: Gas, Electric - PAYG. Mains water supply.  
PARKING: No parking allocated to the property. Permit parking. On street parking.

## GROUND FLOOR

### Communal Hallway

Communal entrance hallway and stairs leading to :-

## FIRST FLOOR FLAT

### Hallway

Single panel radiator. Grey carpet.

### Front Lounge

17'10" x 15'2" (5.44 x 4.62)

Double panel radiator. Sash window with Grey roller blind. Grey carpet. Corniced ceiling. Shelved storage.

### Bedroom 2

11'8" x 8'2" (3.56 x 2.49)

Single panel radiator. Sash window with Grey roller blind. Grey carpet.

### Master Bedroom

13'0" x 12'4" plus recess (3.96 x 3.76 plus recess)

Double panel radiator. Two sash windows, both with Grey roller blinds. Grey carpet. Access to :-

### En Suite Shower Room

7'10" x 3'11" (2.39 x 1.19)

Separate shower cubicle, low level w.c., pedestal wash basin. Ladder radiator. Extractor fan. Lino flooring.

### Kitchen

11'5" x 5'8" (3.48 x 1.73)

Range of Grey wall and floor units/drawers with round edged work surfaces incorporating ceramic hob and electric under oven. Stainless steel bowl and drainer. Tiled splash backs. Single panel radiator. Window with Grey roller blind. Lino flooring.

### Bathroom/w.c.

6'5" x 4'5" (1.96 x 1.35)

White suite comprising panel bath with mixer shower tap, low level w.c., wash basin. Part tiled walls. Single panel radiator. Extractor fan. Window with Grey roller blind. Lino flooring.

## PROPOSED WORKS

A full roof replacement is expected in the up and coming months. Scaffolding will be erected and some short term disruption is to be expected.

## OUTSIDE

Shared yard to the rear.

## TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, telephone and is responsible for Council Tax. The Tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

## Our Services

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To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

