



This two bedroom ground-floor flat forms part of this delightful purpose built block of flats. Available Mid February and offered part-furnished or unfurnished.

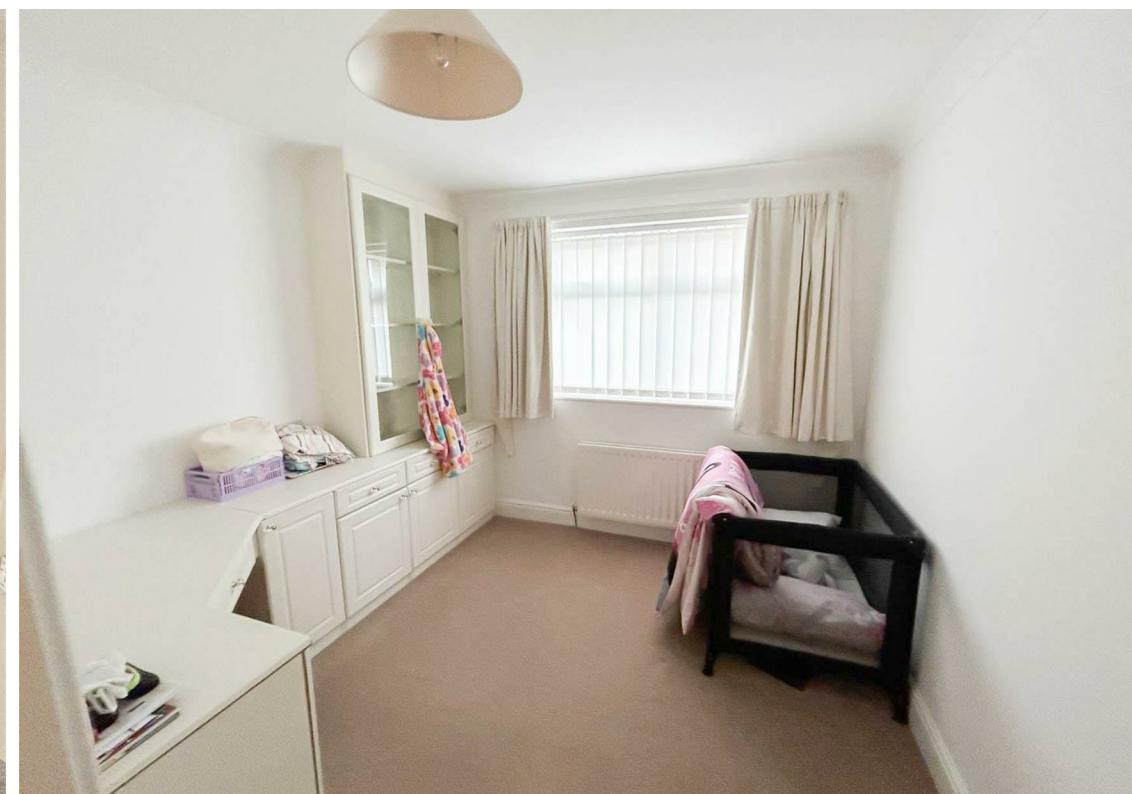
The property is generous in size and is accessed via a communal entrance and hallway. Internally the property briefly comprises: - private hall, spacious lounge, two double bedrooms, a bathroom/w.c. and a well appointed kitchen. The flat further benefits from double glazing and is warmed by gas central heating.

The location of this property is without doubt extremely central, and you are within easy striking distance of most Tyneside attractions, including Long Sands Beach which is only a short walk away. A fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service. The A1058 Coast Road is also close by so you have a direct route to Newcastle City Centre.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is.

For more information and to book your viewing, please call our Tynemouth branch on 0191 236 2070.

Council Tax band: C



Ground 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

