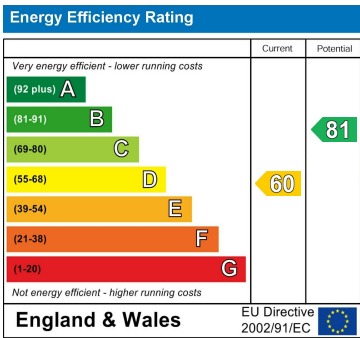




Grenada Place, Whitley Bay



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

£1,300 Per Calendar Month

Description

**** FANTASTIC THREE BEDROOM TERRACED HOUSE **** Situated in a cul de sac in the sought after Lower Whitley Lodge estate on Grenada Place. The property is offered to a high standard throughout. It is also in catchment for excellent schools.

Briefly compromising: Entrance with large open plan living space and dining room with a modern divider separating the two areas. The kitchen was installed a year ago and has been fitted with modern floor and wall units, as well as benefitting from a breakfast bar. There is also direct access to the single garage.

To the first floor there are three bedrooms all which are great sized doubles. The family bathroom has been fitted with a white three-piece suite including bath with overhead shower, w/c and wash basin. Externally there is an enclosed private rear garden which is a brilliant size and space for parking.

This property is AVAILABLE 15TH DECEMBER 2025 and on an UNFURNISHED basis.

Tenant Information

Before your application can be considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, current legislation stipulates that the necessary paperwork should be completed within 15 days or such longer period as previously agreed.

The holding deposit is the equivalent of one weeks rent. This is calculated by one months rent x 12 divided by 52. For example a property with a monthly rent of £500 - £500 x 12 divided by 52 = holding deposit of £115.38.

If the landlord gives permission to allow a pet to be kept at the property there will be an additional £20 added to the monthly rental amount per pet.

On the day of move in the first months rent and security deposit are payable.

The security deposit covers damages or defaults on the part of the tenant during the tenancy.

The security tenancy deposit will be the equivalent of five weeks rent: calculated by one months rent x 12 divided by 52 x 5. For example a monthly rent of £500 x 12 = 6000 divided by 52 = 115.38 x 5 = security deposit £576.92.

The first month's rent, and the tenancy bond as stated above is to be paid at the sign up stage. All negotiations and payments are subject to contract.

Company Lets - Reservation/Administration Fees are 60% of one months rent including VAT (minimum £250 inc VAT). This fee covers costs for reserving the property, reference/credit checks, producing the relevant tenancy agreement and conducting Right to Rent checks. These fees are NON REFUNDABLE and on a first come, first served basis. Please note that on extension to tenancy a renewal fee of £76.00 including VAT will be due.

The tenancy deposit/bond can be calculated as the monthly rent plus £50 (EG £450 monthly rent + £50 = £500 deposit). An additional tenancy deposit/bond may be requested for tenants with pets.

Identification

On submission of the application, two forms of identification will be required. One form of photographic identification (passport or driving license). If you are a foreign national, we require proof of residency, e.g. Residence Permit or Visa. As well as photographic identification, we require a proof of address (utility bill/council tax bill in your name at the given address).

From Companies, we require a proof of identity of the Director or Authorized Signatory, as well as proof of Directorship or proof of authority to sign.

