





- Popular Location
- Two Double Bedrooms
- Part-Furnished
- Gas Central Heating
- Viewing Recommended
- Second Floor Flat
- Available March 2026
- Close to Amenities
- Double Glazing





This delightful second-floor apartment is set within the ever-popular Preston Towers on Preston Road and will be available from March 2026 on a part-furnished basis.

Accessed via a communal entrance with stairs to the first floor, the property opens into a welcoming entrance hallway offering useful storage and access to a boarded loft with a convenient drop-down ladder. The bright and airy lounge is a real highlight, featuring a charming log-burning stove that adds warmth and character. There are two well-proportioned double bedrooms, a modern shower room with W.C., and a well-appointed kitchen designed for both practicality and style.

Additional benefits include double glazing and gas central heating, ensuring comfort throughout the year.

Perfectly positioned, the property enjoys close proximity to a wide range of local amenities, including independent cafés, bars, and restaurants. The stunning Long Sands Beach and King Edward's Bay are just a short drive away, while excellent public transport links and easy access to the A1058 Coast Road provide a direct route into Newcastle City Centre.

For further information or to arrange a viewing, please contact our team on 0191 236 2070.
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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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	

The difference between house and home

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