

TO LET

7 MARINE COURT WEST, WHITLEY BAY NE26 1QN
£700 PER CALENDAR MONTH



1 BEDROOM FLAT

- ONE BEDROOM STUDIO APARTMENT
- SITUATED ON THE SECOND FLOOR
- UNFURNISHED & AVAILABLE NOW
- SPACIOUS RECEPTION ROOM WITH BALCONY
- MODERN KITCHEN
- BATHROOM WC
- EPC RATING E

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ENTRANCE HALLWAY

RECEPTION ROOM
16 x 11'4

KITCHEN
12 x 7'2

BEDROOM
12 x 6'4

BATHROOM WC
6'10 x 6

COMMUNAL GARDENS

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This lovely and well presented studio apartment is situated on the second floor of a 1960s building and is perfectly located in a coastal area. It displays a variety of modern features, is unfurnished, available now and perfect for a range of tenants.

With over 400 square foot of accommodation on offer this studio consists of an entrance hallway with doors to the reception room, kitchen and bathroom. The light and spacious reception room has a balcony overlooking the front of the property and provides access to the bedroom which has fitted wardrobes. The kitchen has a range of fitted units with contrasting worktops, eye level single oven, hob, extractor hood and space for a washing machine. The bathroom benefits from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there are communal gardens.

The fabulous location and unique feel of this property can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) 4 B E_{BR}		77
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

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