





- **Raised Ground Floor Flat**
- **Central Tynemouth**
- **Unfurnished**
- **Close To Sea Front**
- **Viewing Essential**
- **Two Bedroom Home**
- **Council Tax Band *B***
- **Period Terrace**
- **Gas Central Heating**





** Video Tour on our YouTube Channel | <https://youtu.be/cm60VISFFo8> **

RAISED GROUND FLOOR FLAT

A delightful two bedroom raised ground floor flat positioned in the heart of Tynemouth. The property offers the ingoing tenant a home in a very desirable location. Offered unfurnished with white goods. Available 8th May 2024.

Internally the property briefly comprises: entrance hall, bright and airy lounge with bay window, two bedrooms, a third room (formerly used as a study), a modern shower room WC with under sink storage and a well appointed kitchen with integrated oven and hob. Externally there is a shared yard to the rear with an outbuilding for storage.

This enviable location is only a short distance from King Edward's Bay and Tynemouth Long Sands beach. Local amenities are within easy reach including cafes, bars and restaurants. A weekend market is held at nearby Tynemouth Metro Station. The A1058 Coast Road is close by giving easy access to Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well regarded schools.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

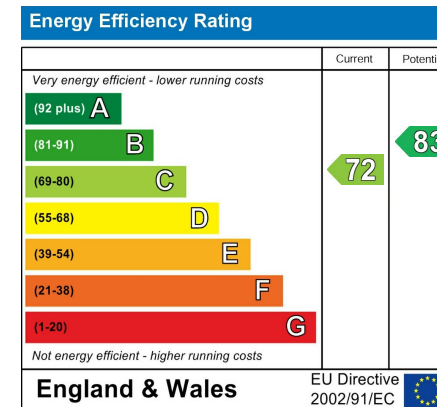
Council Tax band *B*



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.



The difference between house and home

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