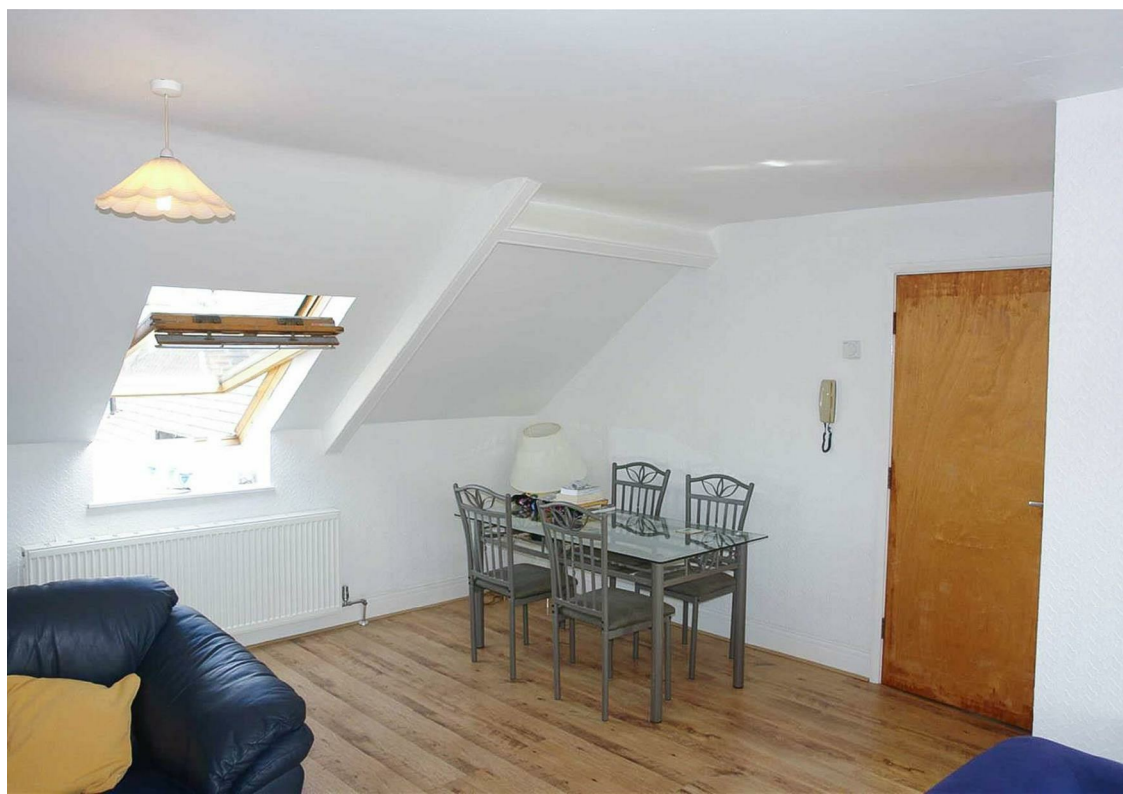






2 1 1

- Two Bedrooms
- Available April 2024
- Excellent Location
- Council Tax band \*A\*
- Furnished or Unfurnished Basis
- Maisonette
- Great Tynemouth Location
- Views Over Green
- Call For More Information





\*\* Video Tour Available on our Channel - <https://youtu.be/BuQ4PQ0SPOQ> \*\*

**TWO BEDROOM MAISONETTE.** Positioned in the heart of Tynemouth Village, this very well presented two bedroom maisonette is available from 26th April 2024. The property is available on either an unfurnished or furnished basis and is ready to move into.

Internally the property briefly comprises; spacious lounge dining room with walk-in bay window, kitchen with a range of fitted units, two bedrooms and a bathroom WC.

This enviable location is within walking distance of King Edwards Bay and a fantastic variety of shops, cafes and restaurants. Public travel links are close by and will provide you with bus routes to main Tyneside centres. You are also within walking distance of a Metro station which will offer you access to Newcastle City Centre in some twenty minutes. The Tyne Tunnel is within easy striking distance which will get you going South bound on the A19. The A1066 is also close by, linking you to all surrounding Tyneside locations.

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

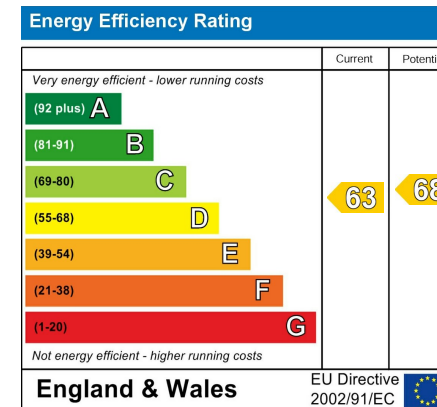
Council Tax Band \*A\*.



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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<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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