





- **Second Floor Apartment**
- **One Bedroom Home**
- **Lovely River Views**
- **Secured Parking Position**
- **Elegant Building**
- **Opulent Communal Hall**
- **Open Plan Kitchen/Lounge**
- **Quayside Living**
- **Council Tax Band *D***
- **Viewing Essential**





Forming part of this charming period building, we can now offer to the rental market this stunning one bedroom second floor apartment.

The property comes on a furnished basis and briefly comprises:- communal entrance hall, private hall, stunning open plan living room/kitchen with fitted wall and floor units and delightful views over the River Tyne. There is a modern shower room WC and main bedroom with Juliet balcony. The property further benefits from double glazing, electric heating and a secured underbuilding parking position.

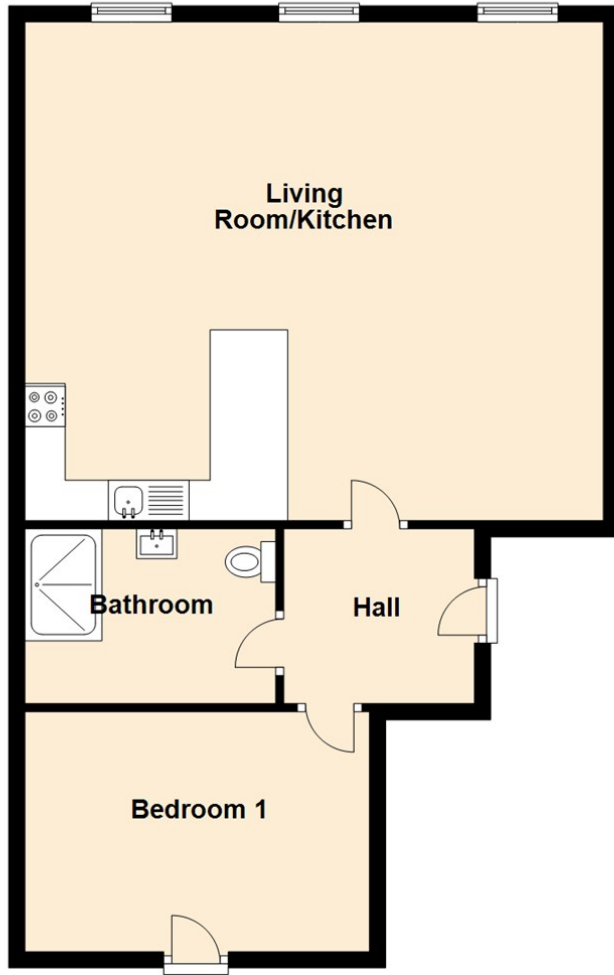
This enviable location is only a short walk from North Shields Fish Quay and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities including prime bus routes and the Metro service and Tynemouth Long Sands Beach is only a short commute away.

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

Council tax band *D*



Second Floor



The difference between house and home

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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