







- Top Floor Flat
  - Exclusive Street
  - Three Bedrooms
  - Two Bathrooms
  - Close to Beach
  - Council Tax Band \*C\*
  - Fantastic Amenities
  - Call For More Information
- Nearby







## STUNNING, THREE DOUBLE BEDROOM, TOP FLOOR APARTMENT with EN SUITE & BALCONY

This delightful and top-floor flat is positioned on this very sought after residential terrace in the heart of Tynemouth. Available NOW on an unfurnished basis.

There are some 72 steps to get to the apartment so you need to be quite able. Internally the delightful property briefly comprises: - bright and airy lounge with two sets of French doors and a fabulous view, kitchen with fitted wall and floor units, three double bedrooms; the main with an en suite and French doors opening up to a Juliet balcony. There is also a bathroom WC with two pedestal sinks and a shower over the bath.

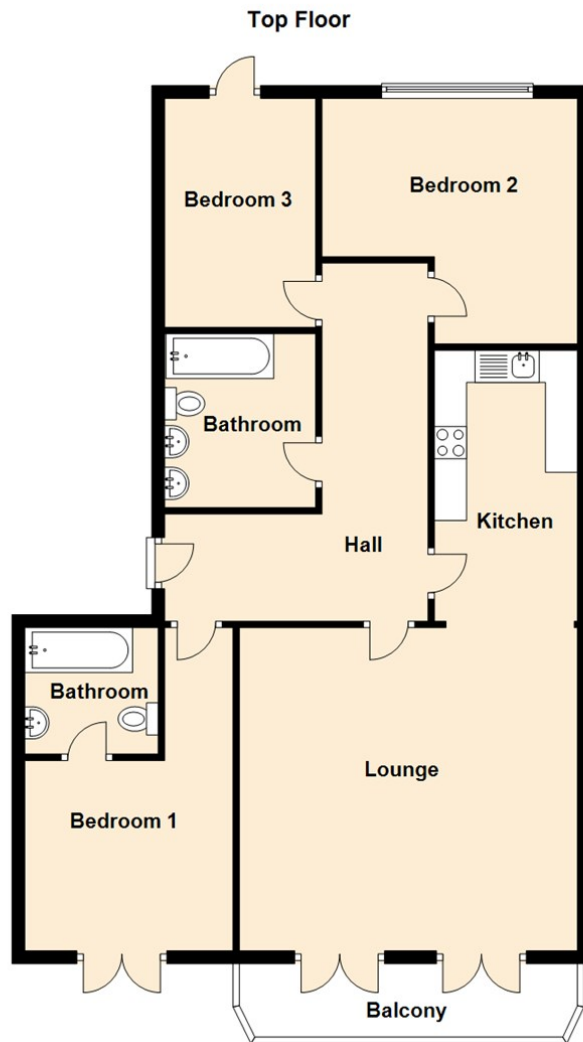
The location of this property is without doubt extremely central and you are within easy reach of the A19 and the Tyne Tunnel. The A1058 Coast Road is close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coast line.

For more information or to arrange your viewing, please contact our Tynemouth lettings team on 0191 257 2000.

Council tax band \*C\*.





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

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<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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