





- **Ground Floor Flat**
- **Excellent Location**
- **Double Glazing**
- **Fresh & Bright**
- **Call For More Information**
- **Two Bedrooms, Unfurnished**
- **Electric Heating**
- **Close to the Beach**
- **Viewing Essential**
- **Council Tax Band *A***





Forming part of this purpose-built development, the opportunity to secure a rental application on this superbly presented ground floor flat is available NOW on an unfurnished basis.

The property is accessed via a communal entrance hall with a security entry phone system and briefly comprises: - private hall, bright and airy lounge/diner with French doors leading out, a modern refitted kitchen with integrated appliances including a hob, dishwasher, and washing machine. The property also has a stunning fitted three-piece bathroom with a shower over the bath and two good-sized bedrooms. Externally, there is allocated parking available.

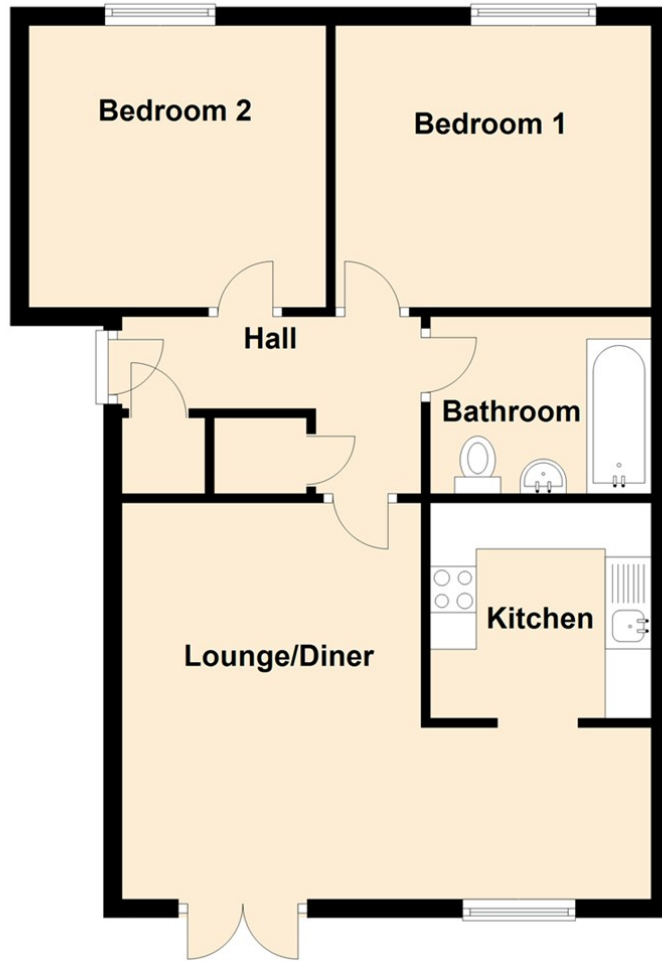
The property is very well positioned for access to Tynemouth village and of course, the stunning blue flag beaches.

Interested tenants are urged to arrange a prompt and essential viewing. To book yours or for more information please call our Tynemouth team on 0191 257 2000.

Council Tax band *A*.



Ground 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		
(69-80) C	72	79
(55-68) D		
(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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