





- Popular Location
- Two Bedrooms
- Rear Yard
- Double Glazing
- Call For More Information
- Ground Floor
- Immaculately Presented
- Gas Central Heating
- Council Tax Band \*A\*
- Viewing Recommended





This immaculately presented, two-bedroom, ground-floor flat is positioned on the ever-popular Park Crescent East, in North Shields.

The property briefly comprises: - entrance hall, two bedrooms, the generous main with a bay window, spacious lounge, stylish kitchen with fitted wall and floor units and integrated oven and hob, and a modern bathroom/w.c. with shower over the L-shaped bath. The property further benefits from gas central heating and double glazing. Externally there is a private yard to the rear.

The property is in an excellent location, close to Northumberland Park, Tynemouth Golf Club, and is only a short distance from Long Sands beach. A fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards 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 located for access to very well-regarded schools.

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

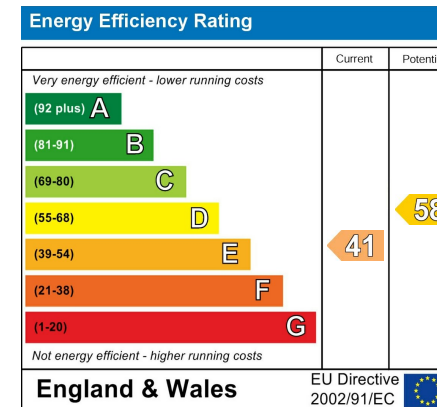
Council Tax band \*A\*.



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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