





- Popular Location
- Two Bedrooms
- Wood Burning Stove
- Amenities Nearby
- Viewing Recommended
- Ground Floor Flat
- Private Rear Yard
- Close To Metro
- Council Tax Band \*B\*
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/AxjtkBFsE3c> \*\*

This fabulous, well-presented, two-bedroom, ground floor flat is located on the popular Kielder Terrace, in North Shields. Available NOW and offered furnished.

Internally the property briefly comprises: - entrance hallway, generous main bedroom with bay window and feature cast iron fireplace, spacious lounge with wood burning stove, well-appointed fitted kitchen with wall and floor units providing ample storage, a modern bathroom/w.c. with shower over the bath, and a second bedroom.

Externally there is a private yard to the rear. The property also boasts gas central heating and UPVC double glazing.

This fantastic location is only a short commute from Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. A great market is also available in Tynemouth Metro Station, which is only a 10-minute walk away. The A1058 Coast Road is also close by, so you have a direct route towards Newcastle City Centre.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

## The difference between house and home

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<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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