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- Prestigious Address
- Stunning Sea Views
- Walk-in Shower
- Private Resident Parking
- Close to Tynemouth Metro
- First Floor Apartment
- Three Bedrooms
- Private, Landscaped Gardens
- Close to Front Street
- Part Furnished





**** Video Tour on our YouTube Channel | https://youtu.be/1YT3KrcHZ_g ****

A prime location in one of Tynemouth's most sought-after addresses. Available Now and offered part-furnished.

This substantial first-floor apartment offers the perfect blend of spacious living, contemporary design, and unparalleled coastal views. Situated on the coveted Percy Gardens, this property promises a luxurious lifestyle with easy access to everything this charming coastal town has to offer.

The building is accessed via a communal entrance with stairs to the first floor, and the flat boasts a bright and airy lounge flooded with natural light, via the generous bay window which frames views of the surrounding landscaped gardens and the sea beyond. There is a spacious kitchen/diner with fitted wall and floor units, three good-sized bedrooms; bedroom one with fitted storage, and there is a stunning four-piece bathroom WC as well as a separate WC.

Externally, along with the private, landscaped gardens there is also residential parking available.

The enviable location is a stone's throw from the beach and a short walk to Front Street, which offers a fantastic choice of vibrant bars and restaurants. A further few minutes' walk will take you to Tynemouth Metro station and bus links.

Tynemouth itself is renowned for its historical charm, picturesque views, and community feel. Viewings are highly recommended to appreciate this property and the stunning location.

For more information, please call our Tynemouth branch on 0191 257 2000.

Council Tax band *D*.





The difference between house and home

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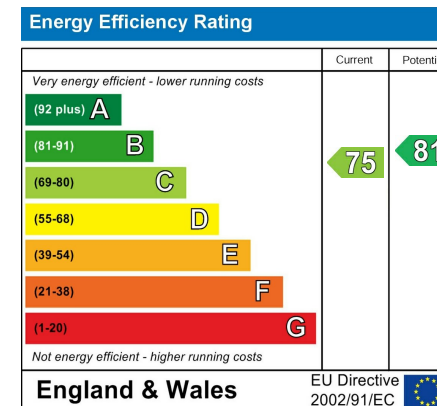


www.janforsterestates.com

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.



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