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- Ground Floor Flat
- Available Now
- Offered Furnished
- Immaculate Throughout
- One Double Bedroom
- Excellent Location
- Beautiful Views
- Local Amenities
- Transport Links
- Council Tax Band: A





SOUGHT AFTER LOCATION | AVAILABLE NOW | OFFERED FURNISHED

Jan Forster Estates welcome to the rental market this beautifully presented, one-bedroom ground floor flat, which is offered on a furnished basis and is available to let immediately.

The property is positioned on the sought after Grand Parade, in the heart of Tynemouth- just a stone's throw away from Longsands Beach and Front Street. The area is serviced by the Metro and regular bus routes to Newcastle city centre and the rest of the coastal areas. There is also a range of local amenities nearby, including shops, restaurants, well-regarded schools, supermarkets and parks.

The accommodation briefly comprises: - a spacious lounge-diner with a bay window and stunning views of the beach, modern kitchen with fitted appliances and ample storage space, stylish bathroom with a walk-in shower, and one double bedroom with fitted wardrobes.

Viewings come highly recommended to appreciate the home on offer. To arrange yours or for more information, please, call our Tynemouth office on 0191 257 2000.

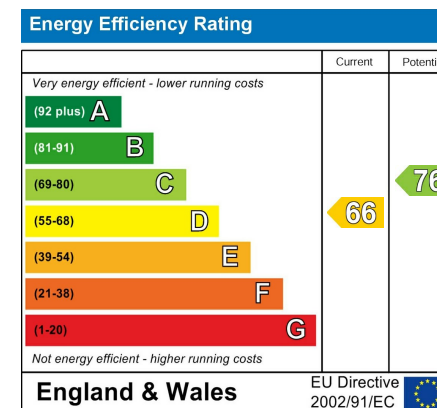
Council Tax band: A



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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