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- **Ground Floor Flat**
- **Offered Furnished**
- **Two Bedrooms**
- **Great Area**
- **Transport Links**
- **Available Now**
- **Well-Presented**
- **Shared Yard**
- **Local Facilities**
- **Council Tax Band: A**





When it comes to finding the perfect flat that ticks all the boxes, this superbly presented ground floor property is, without doubt, one that should be viewed. The landlord has really maximised the potential that the property offers and has now created an enviable living space to be enjoyed.

This home, which is available now and offered on a furnished basis, briefly comprises: entrance hall, bright and airy lounge with a feature bay window, modern kitchen with fitted wall and floor units and integrated appliances, two double bedrooms, and a contemporary shower room WC. Externally, there is a shared yard to the rear. Further benefits include gas central heating and double glazing.

The property enjoys an exceptionally sought-after location, offering a genuine residential lifestyle. It is ideally positioned for access to a range of local amenities, including shops, schools, and Northumberland Park. The A1058 Coast Road is close by, providing easy access to both Newcastle city centre and our award-winning Blue Flag beaches. Tynemouth Village is a short walk away, with regular bus routes and the metro service providing excellent public transport links.

Interested parties are urged to arrange a prompt and essential viewing. Please, call our lettings team on 0191 236 1079.

Council Tax Band: A





## The difference between house and home

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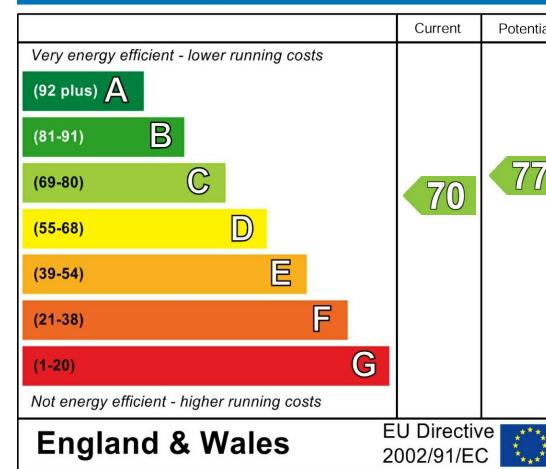
[www.janforsterestates.com](http://www.janforsterestates.com)

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.

### Energy Efficiency Rating



Contact Us: 0191 236 2070

