

TO LET

4 PERCY GARDENS, TYNEMOUTH NE30 4HG  
£1,100 PER MONTH



1 BEDROOM FLAT/APARTMENT

- ONE BEDROOM GROUND FLOOR APARTMENT
- STUNNING VIEWS OVER TYNEMOUTH PRIORY
- UNFURNISHED & AVAILABLE NOW
- GRAND RECEPTION ROOM
- LOUNGE DINER
- LOVELY KITCHEN
- BEAUTIFUL SHOWER ROOM
- SHARED WEST FACING REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM  
17'6 x 14'

LOUNGE DINER  
13'9 x 11'4

KITCHEN  
9'4 x 7'8

BEDROOM  
14'1 x 10

SHOWER ROOM  
7'11 x 5'8

## 4 PERCY GARDENS, TYNEMOUTH NE30 4HG

This stunning one-bedroom ground floor apartment is available to rent immediately on an unfurnished basis, occupying a prime position on one of the most sought-after streets in Tynemouth, overlooking the iconic Tynemouth Priory and Castle and enjoying breathtaking coastal views.

Boasting approximately 875 sq ft of beautifully presented accommodation, this exceptional home effortlessly combines period charm with modern living, offering generous proportions, a superb layout, and a wealth of characterful features throughout.

The property is accessed via a beautifully maintained communal entrance, leading into a welcoming hallway with useful under-stairs storage. From here, doors open into both the impressive reception room and the lounge diner.

The main reception room is grand in scale, filled with natural light from a striking bay window that frames stunning sea views. A feature fireplace adds to the room's elegance and charm, creating a truly special living space.

A separate lounge diner provides a versatile area with ample space for both relaxing and dining, and leads through to the kitchen and bedroom.

The well-appointed kitchen features a range of units with contrasting worktops, space for a range-style oven with extractor hood, and designated areas for additional appliances.

The spacious double bedroom benefits from fitted wardrobes and enjoys a ????? outlook over the rear garden.

Completing the accommodation is a contemporary shower room, fitted with a walk-in shower, vanity wash basin, and WC.

Externally, the property enjoys access to a substantial shared west-facing garden, beautifully maintained with patio areas, lawn, and well-stocked planted borders—perfect for enjoying afternoon and evening sunshine.

With its exceptional location, generous size, and stunning views, this outstanding apartment offers a rare opportunity to rent a truly special home in the heart of Tynemouth.

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**SMOKE ALARMS**

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

**APPLIANCES AND SERVICES**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**THE PROPERTIES MISDESCRIPTION ACT, 1991**

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>4 B</b> <b>E<sub>R</sub></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>		

**England & Wales**

EU Directive  
 2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b> <b>E<sub>W</sub></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 environmentally friendly - higher CO2 emissions</i>		

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