



**Flat B, Egremont House Egremont Place, Whitley Bay, NE26 2EL  
£750 Per Month**

# Flat B, Egremont House Egremont Place, Whitley Bay, NE26

- AVAILABLE NOW
- Two bedroom flat
- Great location

## RENTAL INFORMATION

COUNCIL TAX: Band A  
EPC RATING: C  
RENT: £750 pcm  
TERM: 6 month initial term  
DEPOSIT: £865  
HOLDING FEE: £170  
PROPERTY TYPE: Two Bedroom Flat.  
CONSTRUCTION: Traditional  
UTILITIES: All mains.  
PARKING: No Parking with the property. A permit may be require for on street parking. Enquires should be made direct with the local council.

## LOCATION

The property is located on the south east edge of Whitley Bay town centre near to Cullercoats off Whitley Road. The locality enjoys the benefits of local services and facilities, access to local beaches and public transport connections.

## DESCRIPTION

The property is a two bedroom first floor flat contained within a larger period building with three other flats and a retail units. The property benefits from gas fired central heating and UPVC double glazing.

## ACCOMODATION

Communal entrance lobby and stairs to landing.

## ENTRANCE DOOR

## INTERNAL HALL

## OPEN PLAN LOUNGE AND KITCHEN

11'5" x 14'9" (3.5m x 4.5m )

## BEDROOM ONE

11'5" x 12'5" (3.5m x 3.8m )

## BEDROOM TWO

11'9" x 5'6" (3.6m x 1.7m )

## BATHROOM/WC

6'2" x 4'11" (1.9m x 1.5m )

## DEPOSIT

DEPOSIT: £865

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at [www.depositprotection.com](http://www.depositprotection.com)

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is 72 (C). A full copy of the report is available upon request.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

## CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

## PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
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To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

