





2

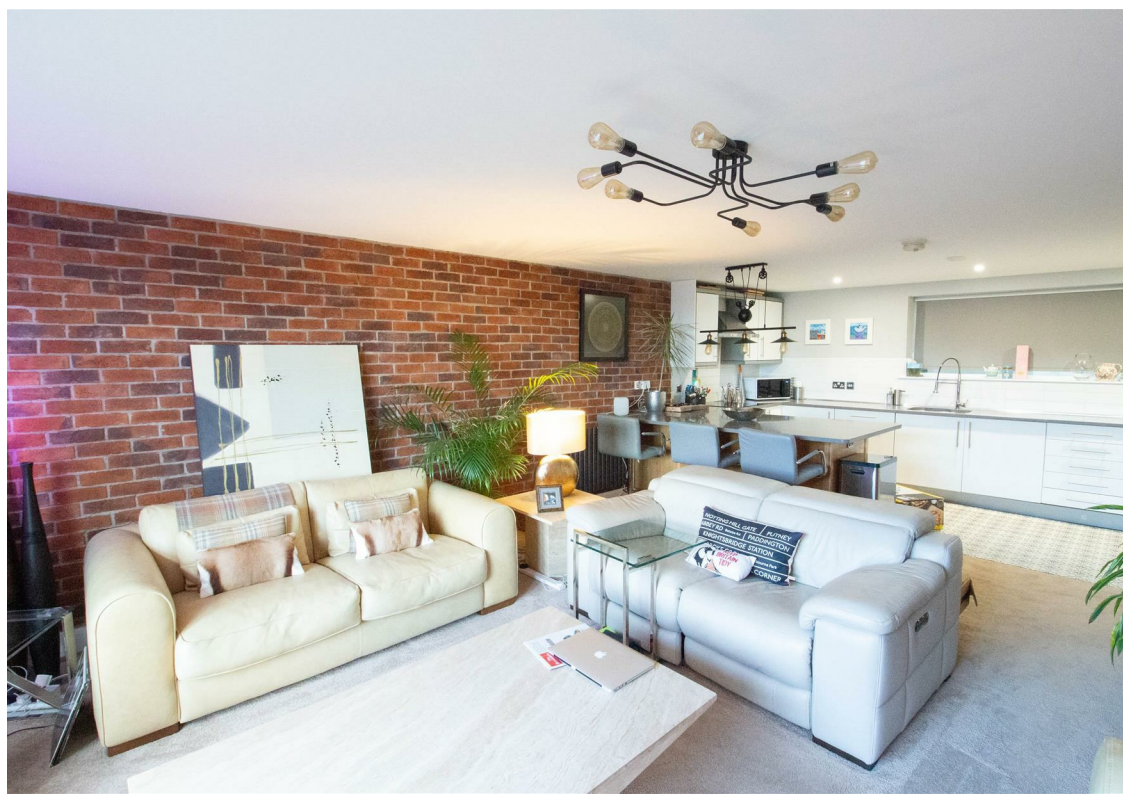


1



2

- Second Floor Apartment
- Available 12th Jan 2026
- Immaculate Condition
- Two Double Bedrooms
- Modern Fitted Kitchen
- Secured Parking
- Vibrant Location
- Local Facilities
- Transport Links
- Council Tax Band: D





Jan Forster Estates are delighted to welcome to the rental market this immaculate and spacious second floor apartment, on the ever-desirable Irvin Building, Union Quay. This property not only impresses with its stunning interiors, but also boasts a fantastic location with an abundance of local facilities and transport links on your doorstep.

The accommodation briefly comprises an inviting entrance hallway with convenient built-in storage, leading to the ultimate open-plan living space designed for modern lifestyles. The bright and spacious lounge benefits from floor-to-ceiling windows that flood the room with natural light and frame impressive views, creating a stylish yet comfortable setting for everyday living or entertaining. The contemporary kitchen features a range of wall and base units, complemented by quality fixtures and fittings, including a fridge/freezer, oven, and hob, together with a practical breakfast bar- ideal for casual dining or morning coffees. There are two double bedrooms, both benefitting from floor-to-ceiling windows that enhance the sense of light and space. The principal bedroom also enjoys stunning views across the Quayside towards the sea and the added luxury of a private ensuite. A beautifully appointed three-piece family bathroom WC completes the home, offering a modern finish and thoughtful design.

Externally, you can enjoy access to a superb communal rooftop terrace- perfect for relaxing or entertaining while enjoying the beautiful views. The building also benefits from a convenient service lift and a secure underground parking space for added peace of mind. Additional resident parking may be available by separate arrangement at an extra cost.

Early viewings are highly anticipated to appreciate the standard of accommodation on offer. To book yours or for more information, please call our rental team on 0191 236 2070.

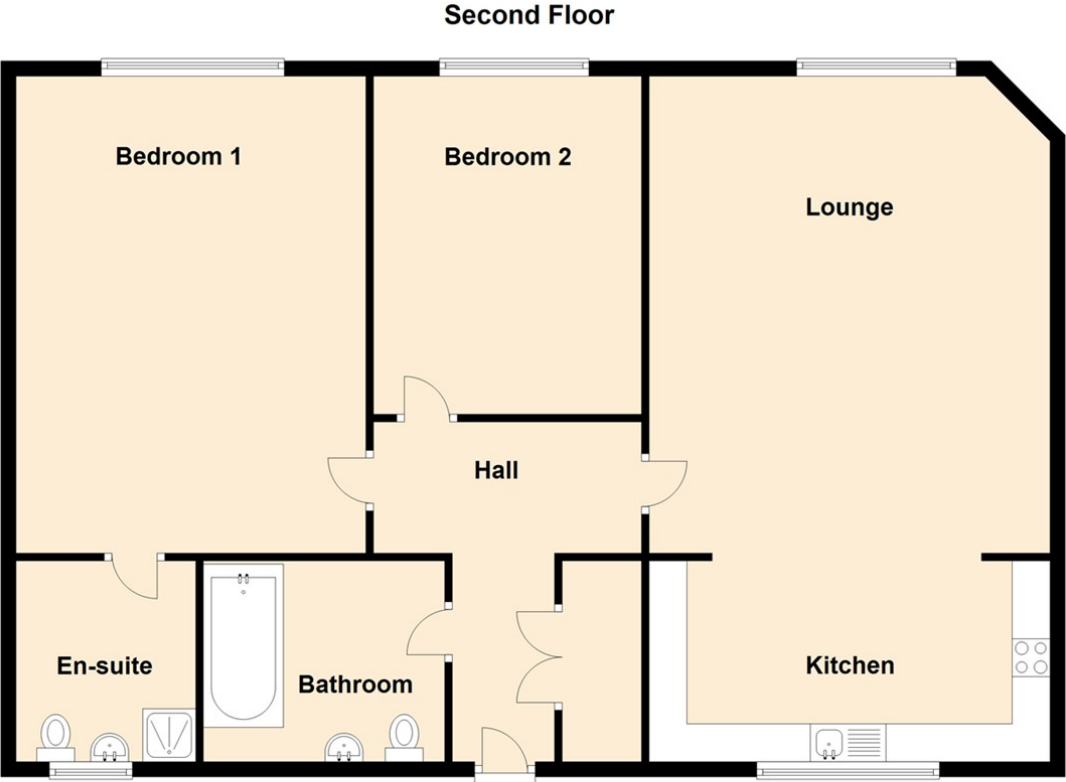
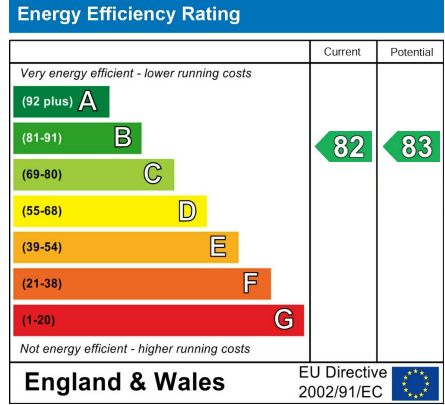
Council Tax Band: D



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

