





- **Spacious Maisonette**
- **Well-Presented**
- **Two Bathrooms**
- **Central Location**
- **Transport Links**
- **Offered Unfurnished**
- **Two Bedrooms**
- **Juliet Balcony**
- **Local facilities**
- **Council Tax Band: A**





**** Video Tour on our YouTube Channel | https://youtu.be/1OKBdz_dY-w ****

Jan Forster Estates are delighted to welcome to the rental market this very well-presented, two bedroomed maisonette on the popular Queen Alexandra Road in North Shields.

Available on an unfurnished basis, this beautifully presented property offers bright and spacious accommodation throughout. The layout briefly comprises an entrance hall leading to a light-filled lounge featuring a Juliet balcony, creating a lovely spot to enjoy fresh air and natural light. The well-appointed kitchen includes a range of fitted wall and base units, providing ample storage and workspace. There are two bedrooms- the main one enhanced by a charming bay window and its own generously sized ensuite shower room for added convenience. A family bathroom WC completes the internal layout. The property further benefits from gas central heating and double glazing, ensuring comfort, warmth, and energy efficiency all year round.

The property enjoys an excellent location, ideally placed for easy access to a variety of local amenities including shops, schools, and convenient public transport links. It is within close reach of the A1058 Coast Road, offering quick connections across the region, and just a short distance from the area's award-winning Blue Flag beaches- perfect for those who enjoy coastal walks and seaside living. The nearby metro station- approximately a 15-minute walk away, provides regular services to Newcastle city centre and other key destinations across Tyneside.

Interested parties are urged to arrange a prompt and essential internal viewing- don't delay. For more information, please call our rental team on 0191 236 2070.

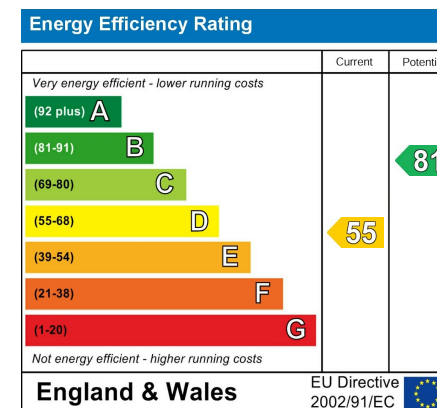
Council Tax Band: A



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

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.



www.janforsterestates.com

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

