



# Trading Places

Coastal and Country Property Specialists



## Flat 15 Roxburgh House Roxburgh Terrace, Whitley Bay, NE26 1DS

Trading Places are delighted to present to the rental market, this superb opportunity to rent a one bedroom flat situated within the heart of Whitley Bay on Roxburgh Terrace. Perfectly located just moments from a wide range of shops, local amenities, cafés, bars and restaurants, the property also benefits from being within easy walking distance of the beautiful Whitley Bay Beach and the vibrant seafront. The area is renowned for its stunning coastline, promenade walks and iconic landmarks including St Mary's Lighthouse. Excellent transport links are close by, with Metro stations providing convenient access to Newcastle upon Tyne and surrounding coastal towns.

The building is accessed via a secure entry intercom system with stairs leading to all floors. Situated on the top floor, the flat offers well proportioned living accommodation briefly comprising: entrance hallway, a bright living and dining room to the front elevation, fitted kitchen, one double bedroom, and a bathroom complete with bath and overhead shower. Externally there is parking to the rear.

**£695 PCM**

# Flat 15 Roxburgh House

Roxburgh Terrace, Whitley Bay, NE26 1DS



- Top Floor Flat To Let
- Spacious Living/Dining Room
- Close to Whitley Bay Seafront
- Prestigious Residential Area
- One Double Bedroom
- Bathroom/WC
- Parking to the Rear
- Situated in the Heart of Whitley Bay
- Fitted Kitchen
- Secure Entry System

## Communal Entrance

Communal entrance with letter boxes and inner door with staircase up to the second floor apartment.

## Hallway

Private front entrance door with glazed panel. Entry phone system. Spot lights. Radiator. Dado rail. Good sized storage cupboard with lighting. Laminate wood effect flooring.

## Kitchen

**9'7" x 9'0" (2.91 x 2.75)**

A lovely modern kitchen with a comprehensive range of wall, base and drawer units with work tops over incorporating integrated four burner gas hob with Indesit electric oven beneath with tiled splash backs, dishwasher and washing machine included. Wall

mounted gas combi central heating boiler. Double glazed timber framed window overlooking the rear elevation with view over Roxburgh Terrace. Ceiling spot lights. Tiled floor to complement.

## Lounge

**17'0" x 9'9" (5.17 x 2.96)**

A good sized room with ample space for both living and dining room furniture. Feature central ceiling light with electric fan. Double glazed timber framed window overlooking the front elevation. Double radiator. TV point. Laminate wood effect flooring.

## Bedroom

**8'10" x 13'11" (2.69 x 4.23)**

A good sized double bedroom overlooking the front elevation. Radiator. Tasteful decor. Central feature light with

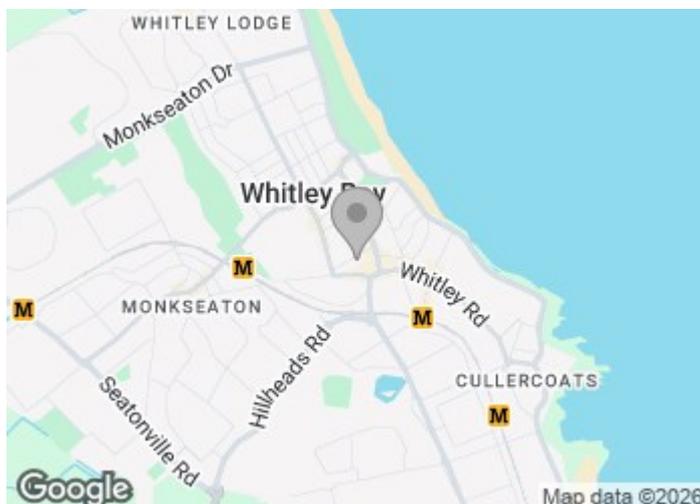
electric fan. Double built in wardrobe. Double glazed timber framed window. Laminate wood effect flooring.

## Bathroom/w.c.

Modern white three piece suite comprising panel bath with electric shower over, wash hand basin with chrome taps and low level wc. Tiled walls and floor to complement. Opaque glazed window. Central ceiling light.

## Externally

There is parking in the forecourt but strictly on a first come basis, as well as Permit Car Parking by applying to North Tyneside Council.

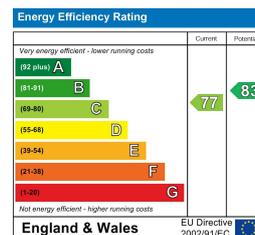


Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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