

TO LET

9 GRENVILLE WAY, WHITLEY BAY NE26 3JJ
£1,000 PER MONTH



2 BEDROOM FLAT

- TWO BEDROOM FIRST FLOOR FLAT
- UNFURNISHED AND AVAILABLE NOW
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- OPEN PLAN KITCHEN
- NEWLY FITTED BATHROOM WC
- INTEGRAL GARAGE
- EPC RATING D

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ENTRANCE HALLWAY

LANDING

RECEPTION ROOM
21'5 x 19'6

KITCHEN
13'1 x 7'2

BEDROOM
19'5 x 10'9

BEDROOM
10'5 x 7'5

BATHROOM WC
8'8 x 5'4

GARAGE

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Available now, this recently renovated and immaculately presented two-bedroom first floor flat offers generous accommodation in a highly sought-after residential location in the heart of Whitley Bay. Unfurnished and neutrally decorated throughout, the property boasts a superb layout, modern features and stylish interiors, making it ideal for a wide range of tenants.

The accommodation is accessed via a private front entrance hallway with stairs leading to the first floor. Doors from the entrance hall provide access to the rear entrance and garage. The first-floor landing leads to all principal rooms, including the spacious reception room, two bedrooms and bathroom.

The bright and airy reception room benefits from generously sized windows, flooding the space with natural light, and provides access to the contemporary kitchen. Beautifully appointed, the kitchen features a good range of high gloss wall and base units, contrasting worktops, integrated oven, electric hob, extractor hood and fridge.

There are two well-proportioned bedrooms, one of which benefits from fitted wardrobes, providing excellent storage. Completing the accommodation is a stylish newly fitted bathroom comprising a bath with shower over, vanity wash basin and integrated WC.

Whitley Bay remains one of the North East's most desirable coastal locations, renowned for its beautiful beaches, vibrant cafés, excellent transport links and thriving town centre. Combining seaside living with easy access to Newcastle and surrounding areas, it offers an exceptional lifestyle for professionals, couples and small families alike.

Early viewing is highly recommended.

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FLOORPLAN

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Floor 0



Floor 1



Approximate total area⁽¹⁾
997 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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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.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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