





- Two Bedrooms
- Close to Local Amenities
- Spacious Reception Room
- Gas Central Heating
- Council Tax Band *A*
- Available NOW
- Allocated Parking
- Double Glazing
- Walking Distance to Transport Links
- Unfurnished



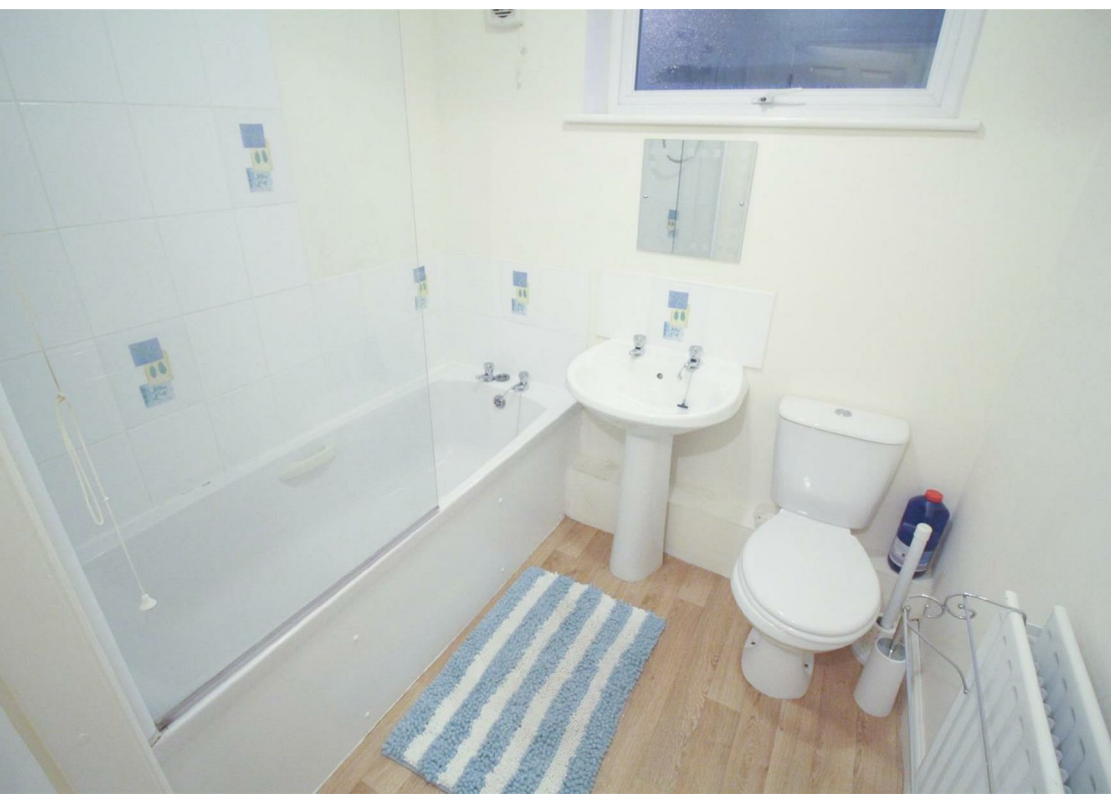


This TWO BEDROOM GROUND FLOOR FLAT in a popular area in North Shields is AVAILABLE NOW, on an UNFURNISHED basis and resides within council tax band *A*.

Located within close proximity of multiple schools of all ages as well as local amenities such as shops, restaurants and services. Being within walking distance to both Percy Main and Meadow Well Metro stations as well as local bus links and the nearby A19 makes it convenient to travel to further amenities located in North Shields, Tynemouth, Newcastle City Centre and surrounding areas.

The property benefits from central gas heating and double glazing, along with allocated parking outside of the building. Internally, the property comprises:- entrance hall, private hall, kitchen with integrated oven, hob and fridge/freezer, two bedrooms and a family bathroom with shower over the bath.

For more information or to arrange your viewing, please call our Tynemouth lettings office at 0191 257 2000...





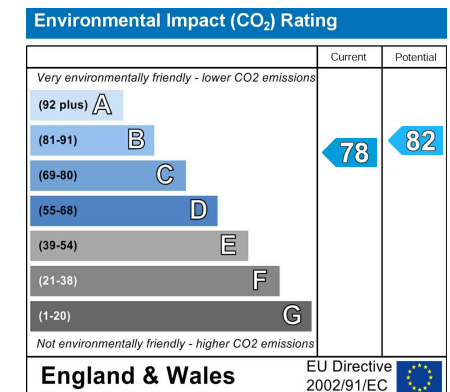
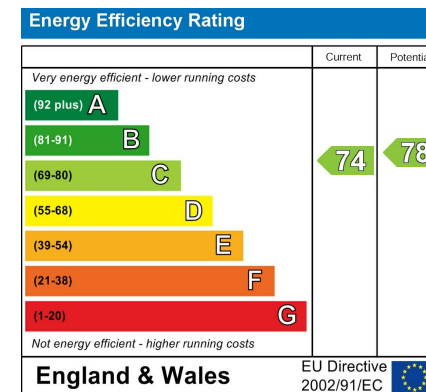
The difference between house and home

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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.



Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680