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- First Floor Apartment
- Two Double Bedrooms
- Offered Part Furnished
- Available NOW
- Council Tax Band \*C\*
- Coastal Home
- Double Glazing
- Great Location
- Secured Parking
- Viewing Essential







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/pkPLn3fuzko> \*\***

**FABULOUS TWO BEDROOM FIRST FLOOR APARTMENT Available NOW** in the popular Winslow Court located on Cullercoats Seafront. Offered unfurnished with integrated fridge freezer.

The apartment is well presented and briefly comprises:- secure entrance hallway with access to the communal courtyard area, a private hallway, a kitchen/diner with fitted units and French doors to a Juliet balcony, and a spacious lounge with a further set of French doors to a Juliet balcony. There are also two double bedrooms; bedroom one with fitted wardrobes and an en-suite facility, and a three piece bathroom WC. Externally there is a secure underground car parking space along with a central courtyard.

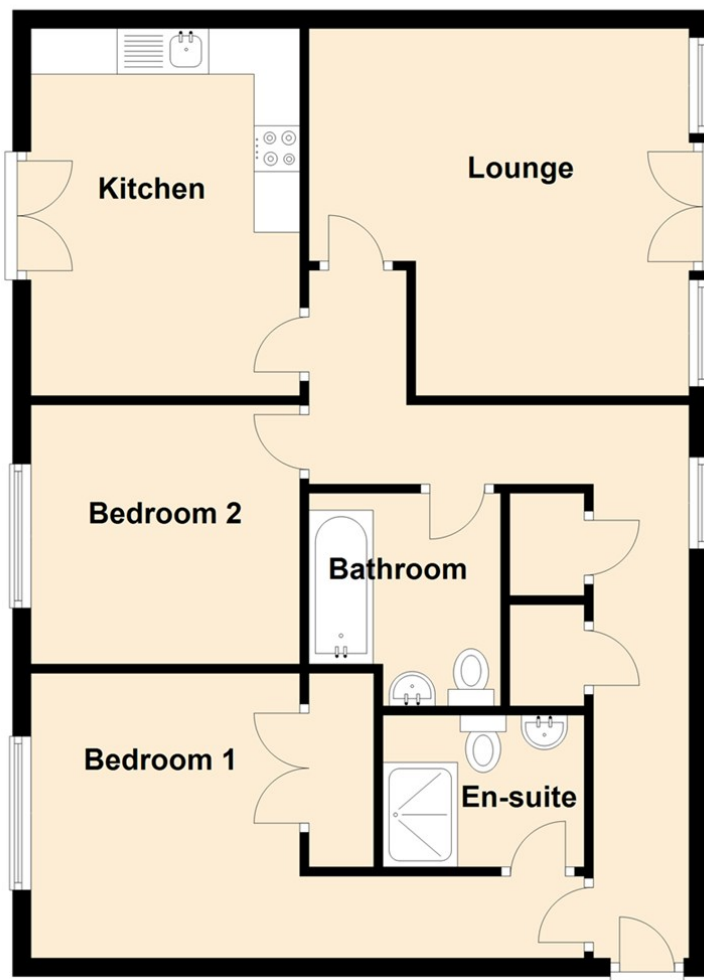
This property is all about the location with a range of local bars and restaurants along with the famous beaches.

Please call our Tynemouth Branch on 0191 257 2000 for more information or to book your viewing.

Council Tax band \*C\*



## First Floor



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

