

4 PANAMA VIEW BOURNEMOUTH GARDENS

WHITLEY BAY NE26 1QQ

£795 PER MONTH



- BEAUTIFUL TWO BEDROOM GROUND FLOOR APARTMENT
- LOUNGE DINER
- BREAKFASTING KITCHEN
- BATHROOM WC
- SOUGHT AFTER LOCATION WITH STUNNING COASTAL VIEWS
- COMMUNAL EXTERNAL AREAS & ALLOCATED PARKING
- AVAILABLE UNFURNISHED & FROM DECEMBER
- EPC RATING C

This well presented apartment is situated on the ground floor of an impressive building with stunning panoramic sea views over Whitley Bay sea front. It is available in December, unfurnished and is ideal for a range of tenants.

This is a two bedroom property situated on the ground floor of a modern block and comprises a lounge, breakfasting kitchen, two bedrooms and bathroom WC. Externally: communal area, allocated parking space.

The fabulous location and amazing condition of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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COMMUNAL ENTRANCE

Enter through UPVC front door with two obscured panels to either side into communal entrance with door to apartment.

ENTRANCE HALLWAY

Entrance hallway complete with intercom access, storage cupboard housing wall mounted boiler, double radiator and doors to all rooms.

LOUNGE DINER

19'1" x 10'5"

(measurements into bay)
The lounge diner is front facing with space for four seater dining table and with UPVC double glazed bay window providing stunning coastal views including The newly refurbished Spanish City and Panama dip. There is a double radiator, TV point and door giving access to shared vestibule with door to front of property.



BREAKFASTING KITCHEN

14'11" x 6'2"

Lovely kitchen which is rear facing and accommodates a two seater breakfast bar. Benefiting from wall, base and drawer units with contrasting worktops incorporating single bowl circular sink with mixer taps and drainer. Integrated appliances include four ring electric hob, chimney hood, fridge freezer, slimline dishwasher and washing machine. There are recessed ceiling spotlights, UPVC double glazed window, double radiator and tiled flooring.

BEDROOM ONE

18'1" x 8'5"

Bedroom one is front facing with UPVC double glazed window to front providing coastal views of the sea and Panama dip and a further UPVC double glazed obscured window to side. There are fitted wardrobes with bed side table and double radiator.

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BEDROOM TWO

15'3" x 9'2"

Bedroom two is rear facing with UPVC double glazed window, floor to ceiling fitted wardrobes to one wall with matching fitted dressing table and desk and double radiator.



BATHROOM WC

6'8" x 5'8"

Modern bathroom complete with panelled walk in seated bath, wall mounted wash basin and integrated WC. There are ceiling spotlights, UPVC double glazed obscured window, tiled walls, chrome heated towel warmer and tiled flooring.



EXTERNALLY

Communal external area and allocated parking space.



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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.



The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

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.

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.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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