

TO LET

3A CLAREMONT GARDENS, WHITLEY BAY NE26 3SE  
£995 PER MONTH



#### 2 BEDROOM FLAT

- TWO BEDROOM, DOUBLE FRONTED, GROUND FLOOR FLAT
- SOUGHT AFTER LOCATION IN NORTH WHITLEY BAY
- FURNISHED & AVAILABLE NOW
- OPEN PLAN LOUNGE & KITCHEN
- BATHROOM WC & EN SUITE SHOWER ROOM WC
- UTILITY AREA
- FRONT GARDEN & REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE DINER/KITCHEN  
26'10 x 13'8

BEDROOM ONE  
11'11 x 9

EN SUITE SHOWER ROOM

BEDROOM TWO  
11'11 x 8'8

UTILITY AREA

BATHROOM WC  
9'11" x 3'11"

FRONT GARDEN

REAR YARD

## 3A CLAREMONT GARDENS, WHITLEY BAY NE26 3SE

This beautifully presented, double fronted and larger style flat is situated on the ground floor and is perfectly located in the highly sought after North Whitley Bay residential area. It boasts a wealth of modern features with period charm, is available now, is furnished and suitable for a range of tenants.

With over 760 square feet of accommodation, this charming property consists of an entrance hallway with doors to the lounge diner and bedrooms. The light and open plan lounge diner and kitchen has a bay window and easily accommodates a dining table. The kitchen benefits from a good range of units with contrasting worktops, integrated single oven, hob, extractor hood, fridge freezer and dishwasher. There are two stylish bedrooms, one with a bay window, a modern ensuite with walk in shower, vanity wash basin and low level WC. The main bathroom includes a bath with shower attachment and feature skylights above, vanity wash basin and low level WC. There is also a utility area with sky light, washing machine and door to the rear yard. Externally there is a front town garden and rear yard.

The fabulous location and 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 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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#### 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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YOU'LL BE SOLD ON EMBLEYS

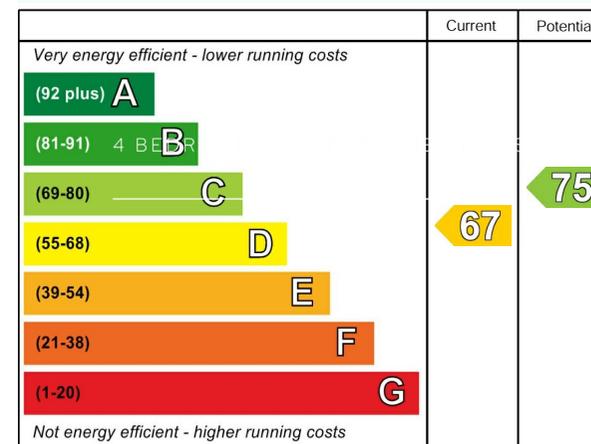
#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

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

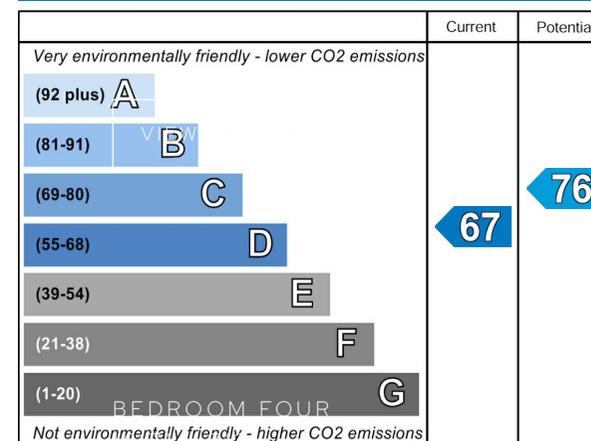


England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

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2002/91/EC



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