

# TO LET

2 PANAMA VIEW BOURNEMOUTH GARDENS, WHITLEY BAY NE26 1QQ  
£925 PER MONTH



## 2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM BASEMENT APARTMENT
- SOUGHT AFTER NORTH WHITLEY BAY LOCATION
- UNFURNISHED & AVAILABLE NOW
- RECEPTION ROOM & MODERN KITCHEN
- BATHROOM WC
- PRIVATE TERRACE GARDEN
- ALLOCATED PARKING SPACE
- EPC RATING C

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COMMUNAL ENTRANCE

ENTRANCE HALLWAY

RECEPTION ROOM  
18'2 x 10'10

KITCHEN  
14'11 x 6'3

BEDROOM ONE  
18'2 x 10'10

BEDROOM TWO  
12'5 x 9'3

BATHROOM WC  
6'9 x 5'9

EXTERNALLY

## 2 PANAMA VIEW BOURNEMOUTH GARDENS, WHITLEY BAY NE26 1QQ

**\*\*PLEASE NOTE THIS PROPERTY BENEFITS FROM A PRIVATE TERRACE GARDEN AND ALLOCATED PARKING SPACE TO REAR\*\***

This well presented and beautiful basement apartment is located against a sought after coastal setting, within a building overlooking the sea and the Panama Dip. It displays a variety of features, is available unfurnished and is ideal for a range of tenants.

With over 680 square feet of accommodation on offer, this lovely property consists of an entrance hallway with wall mounted access intercom and large walk in storage cupboard. There is a spacious reception room with bay window, which is currently used as a bedroom, and a modern kitchen benefitting from a range of units with contrasting worktops and integrated appliances including a single oven, induction hob, chimney hood, fridge freezer, washing machine and dishwasher. There are two bedrooms, one of which is currently used as a reception room, and both with French doors leading to the outside areas. There is also a contemporary bathroom benefitting from a bath with shower over, wall mounted wash basin and low level WC. Externally there is private paved front terrace garden, additional outside space to the rear and allocated parking space.

The fabulous location and unique feel 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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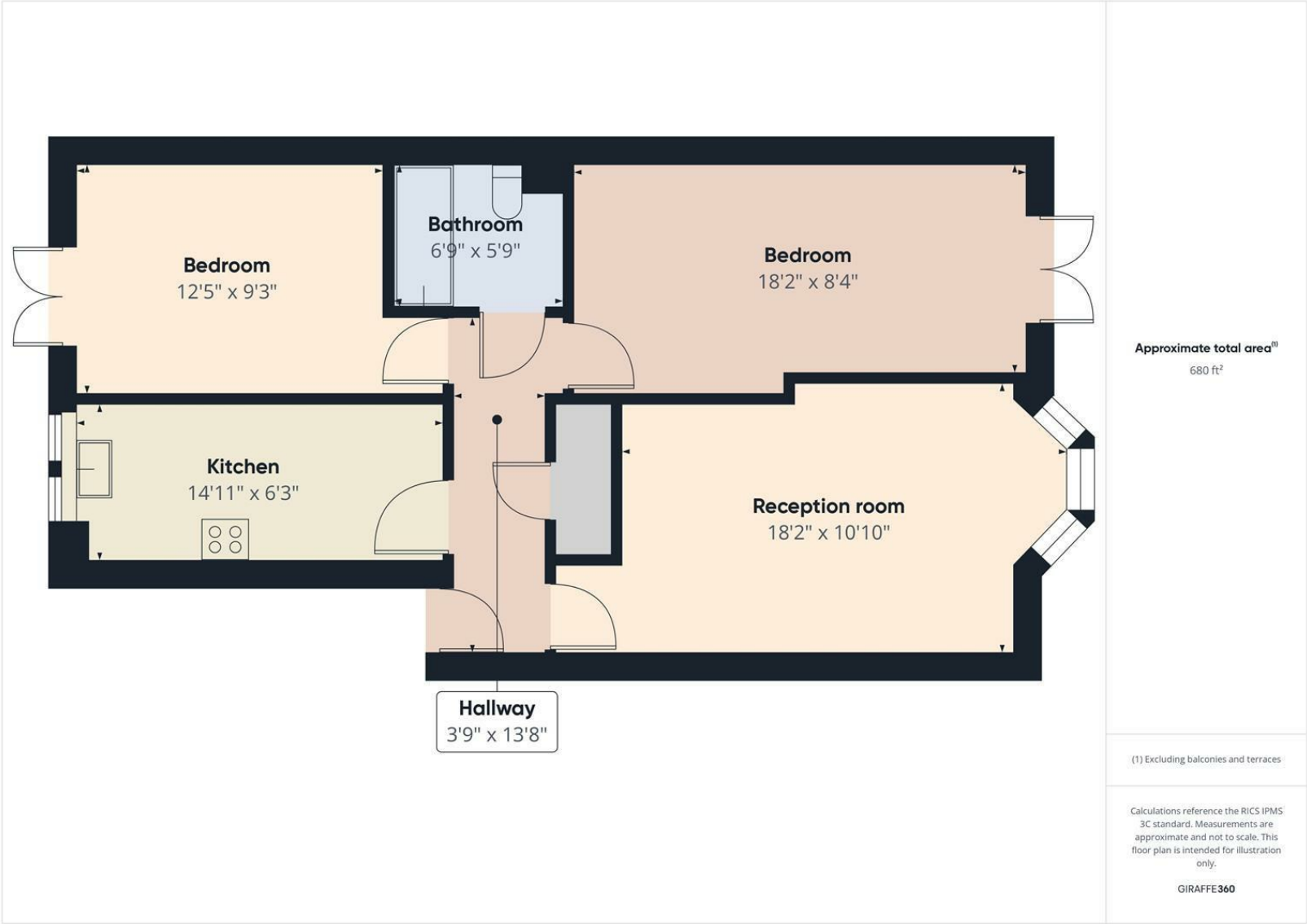


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## SMOKE ALARMS

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

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

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