



ENTRANCE HALLWAY

RECEPTION ROOM ONE  
13'5 x 13'2

KITCHEN  
10'5 x 7'8

BEDROOM ONE  
13'8 x 13'4

BEDROOM TWO  
9'6 x 7'4

BATHROOM WC  
9'4 x 7'4

REAR YARD

#### 2 BEDROOM FLAT

- TWO BED FIRST FLOOR FLAT
- UNFURNISHED AND AVAILABLE NOW
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- MODERN BATHROOM
- PRIVATE SOUTH FACING REAR YARD
- EPC RATING C

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## 15 JESMOND TERRACE, WHITLEY BAY NE26 2JE

Embleys are delighted to be instructed in the rental of this well presented first floor flat built around 1905 and is perfectly located within a sought after residential location. It boasts a variety of modern features with period charm, is unfurnished and available now and is ideal for a range of buyers.

With over 650 square feet of accommodation, this first floor flat consists of a entrance hallway with stairs leading up to the landing and doors to a light spacious reception room, with gas fire and cupboards built into one of the recess. There are also two good sized bedrooms. From the reception room there is a contemporary kitchen with a range of high gloss wall, base, drawer units and contrasting worktops, with single oven and four ring induction hob, with space for fridge freezer, washing machine and a breakfast bar. The modern bathroom consist of a panelled bath with shower over, pedestal washbasin and low level WC. Externally the property has a south facing rear yard with door access from the kitchen.

The generous size and superb layout 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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Approximate total area<sup>(1)</sup>  
656 ft<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) 4 B E <sup>BR</sup>	73	79
(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 (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) V B <sup>W</sup>		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	