

# SIGNATURE

## NORTH EAST

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📍 Egremont Place, Whitley Bay NE26 2EL

# Egremont Place, Whitley Bay NE26 2EL

**£975 Per Calendar  
Month**

Signature North East are delighted to present this well-appointed two-bedroom upper floor flat, ideally located in the heart of Whitley Bay. Just a short five-minute walk from Whitley Bay Metro Station and the vibrant town centre, the property offers excellent transport links alongside a fantastic range of local amenities, including shops, cafés, restaurants, and the beautiful nearby coastline.

Upon entering, stairs lead to the main accommodation where you are welcomed by a spacious and bright living room, offering ample space for a variety of furnishings and ideal for both relaxing and entertaining. The living room provides access to a stylish, modern kitchen fitted with a range of sleek wall and base units, as well as the bathroom, which features a bath with overhead shower, wash basin, and WC. Both bedrooms are sizable and can accommodate double beds, with the principal bedroom benefiting from built-in storage cupboards. The kitchen also provides access to a private rear yard, completing this attractive and conveniently located home.

Available April 2026  
Tenancy Term: 12 Months  
Council Tax Band: A  
£975.00 PCM

## TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

## NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.



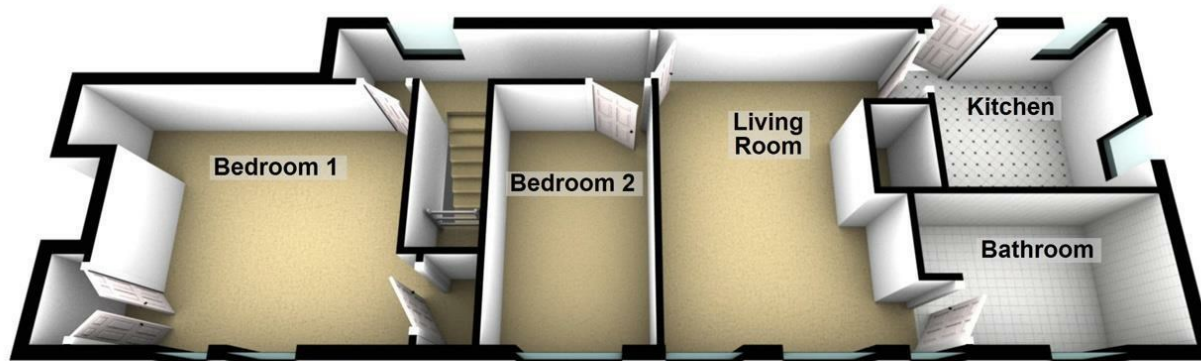
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 90.5 sq. metres (974.3 sq. feet)

## Measurements:

Living Room  
15'3" x 11'7"

Kitchen  
7'10" x 9'4"

Bedroom One  
12'2" x 13'4"

Bedroom Two  
11'10" x 7'5"

Bathroom  
11'0" x 6'9"

## 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>                            | 72      | 72        |
| (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<br>EU Directive 2002/91/EC  |         |           |





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