



Trading Places



2 Beaumont Drive, Beaumont Park, Whitley Bay, NE259UT £575 PCM

****To Let ** Two Bedroom First Floor Flat** Spacious Lounge** Modern Kitchen and Bathroom** Available Immediately****

Trading Places are delighted to bring to the market TO LET this lovely immaculately presented two bedroom first floor flat located on a popular estate of Whitley Bay on Beaumont Drive. Suitable for professional tenants only on an unfurnished basis and ready to move into immediately. Conveniently close to good local schools, local shopping facilities and amenities and having easy access to transport links. Whitley Bay links sea front is only a short distance away for beach front walks. The property benefits from double glazing and gas central heating and briefly comprises of:- Communal entrance and stairs to first floor, entrance hallway, spacious lounge, fitted modern kitchen with built in appliances, two double bedrooms, bathroom with shower over bath and a separate wc. Externally there is a communal patio garden to the rear and there is off street parking in the rear car park. Viewing is highly recommended and can be arranged through our branch on 0191-2511189 please call to arrange an appointment. EPC Rating C.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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