

# SIGNATURE

## NORTH EAST

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📍 Argyle Street, Tynemouth NE30 4EX



# Argyle Street, Tynemouth NE30 4EX

## £850 Per Calendar Month

Signature North East is delighted to present this charming one-bedroom top-floor flat, ideally located on the ever-popular Argyle Street in the heart of the picturesque seaside town of Tynemouth.

Upon entering the property, you are welcomed into a spacious and inviting living room, offering ample space for a variety of furnishings and the perfect setting to relax or entertain. The contemporary kitchen is fitted with a range of stylish wall and base units, complemented by an integrated oven and hob. The generously sized double bedroom comfortably accommodates a king-size bed alongside additional bedroom furniture, while the well-appointed bathroom features a bath with an overhead shower, W.C. and hand basin.

Situated in one of the North East's most sought-after coastal locations. From award-winning beaches and scenic coastal walks to an excellent selection of independent cafés, restaurants, bars and boutique shops, the area perfectly combines seaside charm with vibrant village living. Excellent transport links, including the Metro network, provide easy access to Newcastle city centre and the surrounding areas.

Available September 2026 on an assured rolling periodic tenancy agreement  
Council Tax Band: A

### 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 month's rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

### NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

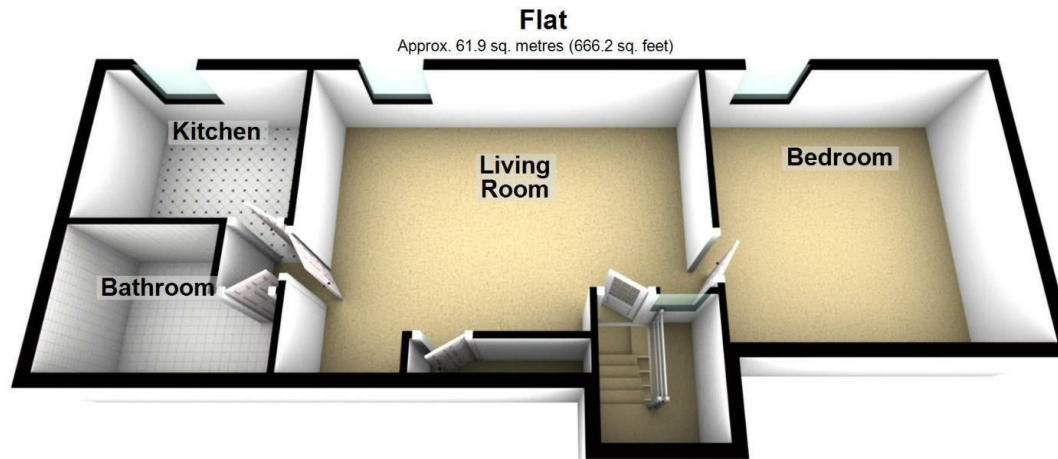
Any free-standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.



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

# PROPERTY FLOORPLAN

**Entrance Floor**  
Approx. 4.0 sq. metres (42.9 sq. feet)



Total area: approx. 65.9 sq. metres (709.2 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
19'3" x 15'2"

Kitchen  
10'1" x 8'0"

Bedroom  
14'2" x 13'10"

Bathroom  
10'3" x 7'1"

## 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>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            | 56                                                                                                            | 56        |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |









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