





2



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- First Floor Apartment
- Available NOW
- Allocated Parking
- Gas Central Heating
- Council Tax band *C*
- Two Bedrooms
- Furnished Basis
- Secure Entry System
- Double Glazing
- 6 MONTHS TENANCY ONLY





Jan Forster Estates are delighted to introduce to the market this two bedroom apartment in the sought after development of Highbridge. The property is available NOW on a furnished basis. This pleasantly positioned two bedroom apartment offers close access local amenities and excellent transport links.

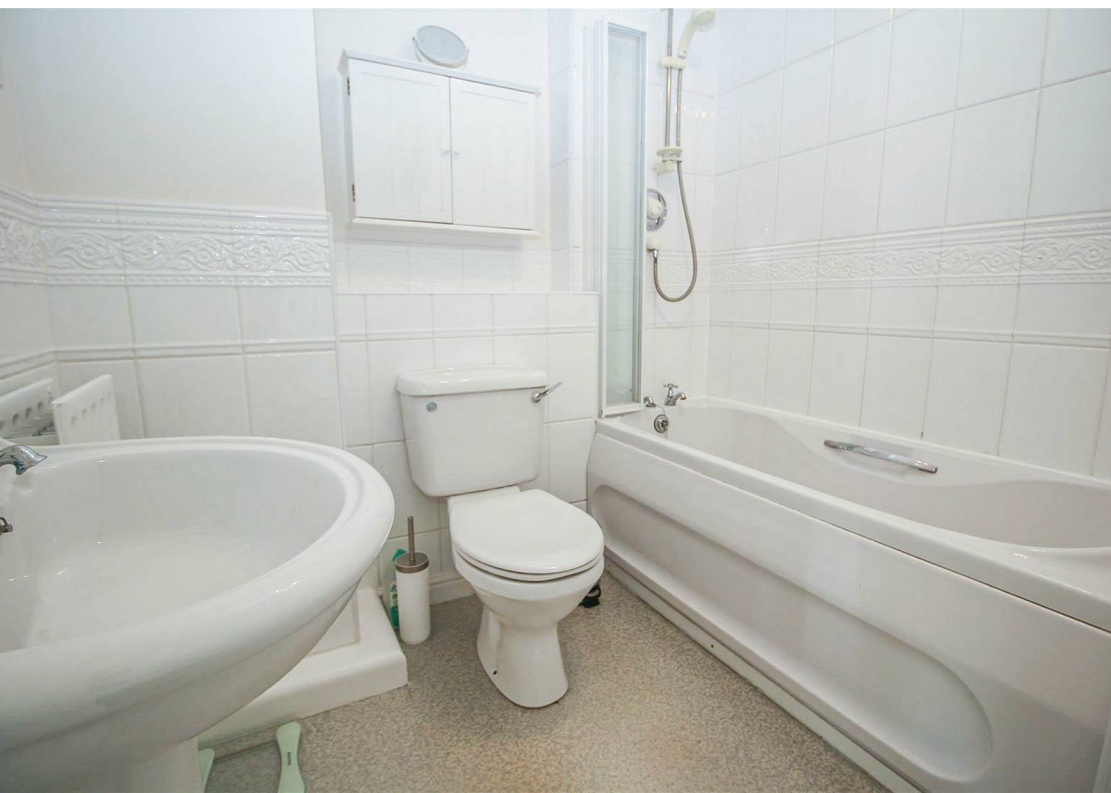
Internally the property is made up of a spacious lounge/diner boasting a bay window and access to the kitchen with fitted units and an integrated oven and hob, main bedroom with fitted wardrobes, bedroom two and a three piece bathroom WC with shower over the bath. Externally the property benefits from beautiful well kept communal gardens and allocated parking. Other benefits include gas central heating, double glazing as well as a secure intercom entry system.

This property really does have to be viewed to appreciate the standard of accommodation on offer. For more information and to book your viewing, please call our lettings team on 0191 236 2070.

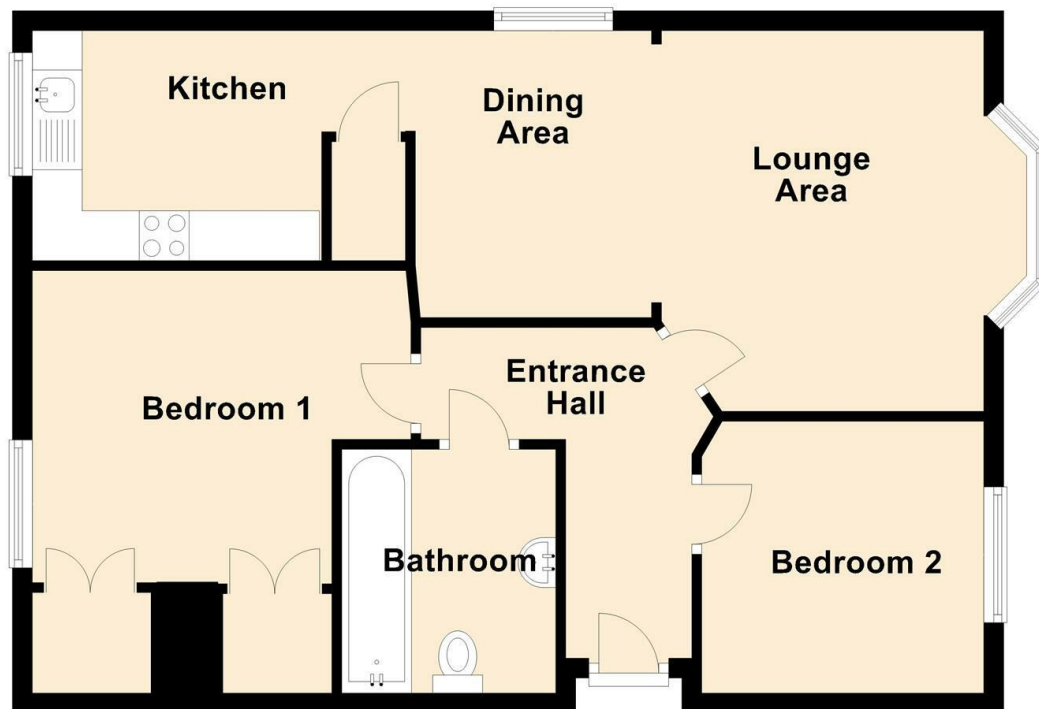
COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band *C*



First Floor



The difference between house and home

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www.janforsterestates.com

Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

