





- Ground Floor Flat
- Communal Grounds
- Two Bedrooms
- Secure Entry System
- Available End of Feb/Early March
- Resident Parking
- Walking Distance to Town
- Part Furnished
- Council Tax Band *A*
- Viewing Recommended





TWO BEDROOMS | AVAILABLE END OF FEB/EARLY MARCH | PART FURNISHED

Offered for rent on a furnished basis this well presented spacious apartment must be viewed. The property will appeal to a variety of renters and is situated in heart of Newcastle city centre.

The apartment briefly comprises:- entrance vestibule onto the hallway, three piece family bathroom with shower over the bath, spacious lounge diner with communal ground views, kitchen with floor and wall units as well as two bedrooms; bedroom two with fitted wardrobes.

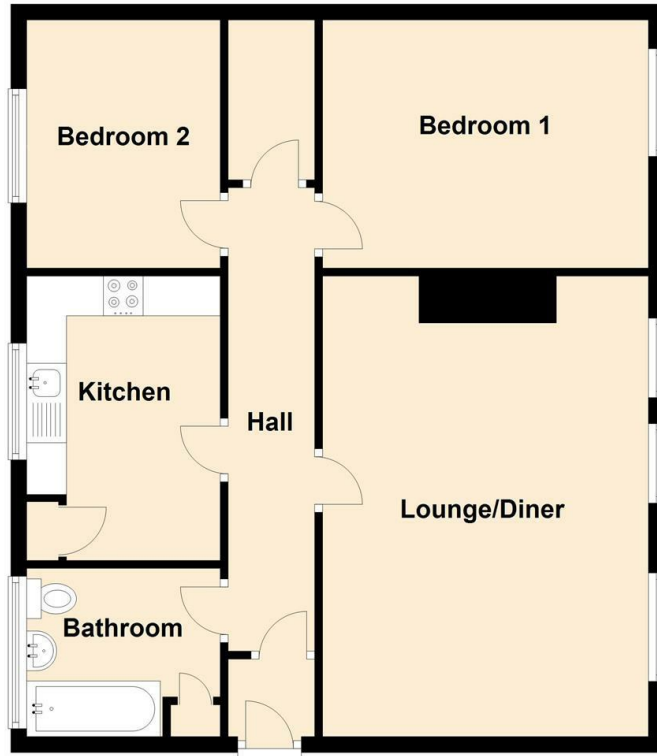
Externally there are communal gardens with resident parking and you are only around a very short walk away from the city centre and universities.

Viewings are highly recommended to appreciate the accommodation on offer. Please call us on 0191 236 2070 for more information.

Council Tax band *A*



Ground Floor



The difference between house and home

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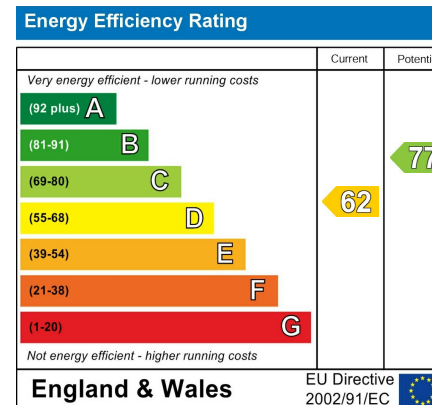


www.janforsterestates.com

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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



Gosforth

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High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

