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- Professional Landlord
- White Goods Included
- Pets Considered
- Zero Deposit Option Available
- Brand New Property
- Off Road Parking
- Council Tax Band \*C\*
- Long Term Tenancies Available







ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this brand new 'Ellerton', located in this magnificent new development in Meadow Hill, in Throckley.

The ground floor comprises of an entrance hallway leading into the front reception room, which features generous windows that flood the room with natural light. There is a WC and storage cupboard located in a central lobby, which leads to a fully integrated kitchen dining area, perfect for entertaining, with French doors that effortlessly connect the indoor and outdoor spaces.

The first floor houses an additional storage cupboard, 2 double bedrooms and 1 single bedroom which offer ample storage space. The master bedroom, which faces the front of the property, includes the luxury of an en-suite while a contemporary family bathroom completes the layout.

Meadow Hill lies at the centre of Throckley in Northumberland. Located just 7 miles west of Newcastle city centre, it's the ideal base yet is still within easy reach of the city's shops, bars, restaurants, theatres and museums. Just a short drive to Ponteland (4.2 miles) or Jesmond (8.1 miles) open a further choice of green spaces, riverside walkways, boutiques, cafes and restaurants.

Total household earnings must meet £31,500  
Hyperoptic broadband pre-installed

Council Tax band \*C\*

Lomond on behalf of Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

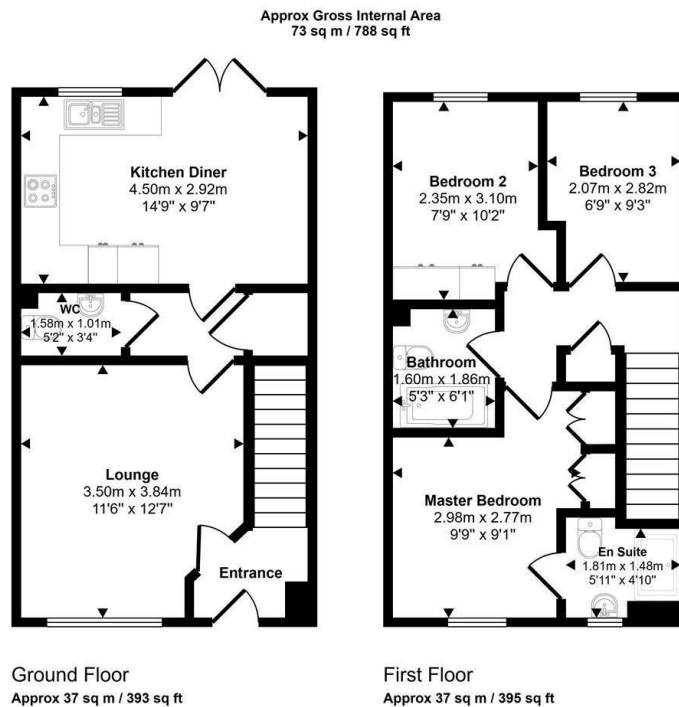
\*Internal CGIs are indicative and to be used as guidance only.



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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	90	90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## The difference between house and home

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**Gosforth  
High Heaton  
Tynemouth**

**Property Management Centre**

**0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680**



[www.janforsterestates.com](http://www.janforsterestates.com)

