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- **\*NO DEPOSIT REQUIRED\***
- **Available NOW**
- **Unfurnished**
- **Council Tax Band \*A\***
- **Excellent Location**
- **Two Bedrooms**
- **Rear Yard**
- **Close To Amenities**
- **Viewing Recommended**
- **Call For More Information**







**\*\*No Deposit Required\*\***

Jan Forster Estates welcome to the market this immaculate, two bedroom ground floor flat, which is conveniently located on Salters Road, Gosforth. Available now and offered on an unfurnished basis.

The area boasts excellent transport links, with frequent bus services and the nearby Regent Centre Metro station, making it simple to travel to Newcastle and other parts of the region. Salters Road is also close to Gosforth High Street, where you'll find a wide range of local amenities, including shops, supermarkets, cafes, and restaurants. For those who enjoy green spaces, the area offers several parks and outdoor areas including the Town Moor.

Internally the property briefly comprises: - entrance hallway, spacious lounge, modern kitchen with fitted units, two bedrooms; the main with a bay window, and there is a modern bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing. Externally there is a yard to the rear.

We anticipate a high level of interest in this property therefore early viewing comes highly recommended. For more information please call our Gosforth team on 0191 236 2070.

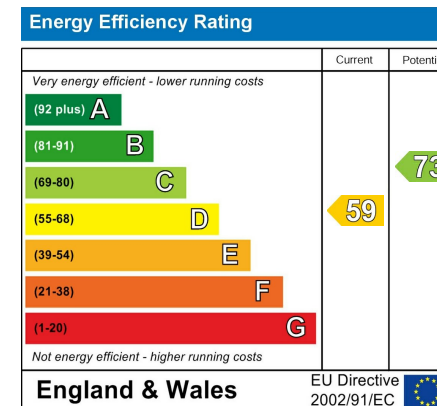
Council Tax band \*A\*.



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.



## The difference between house and home

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