





- First Floor Flat
- Unfurnished
- Private Yard
- Public Transport Links
- Double Glazing
- Two Bedrooms
- Well-Presented
- Local Facilities
- Gas Central Heating
- Available NOW





FIRST FLOOR | TWO BEDROOMS | AVAILABLE NOW

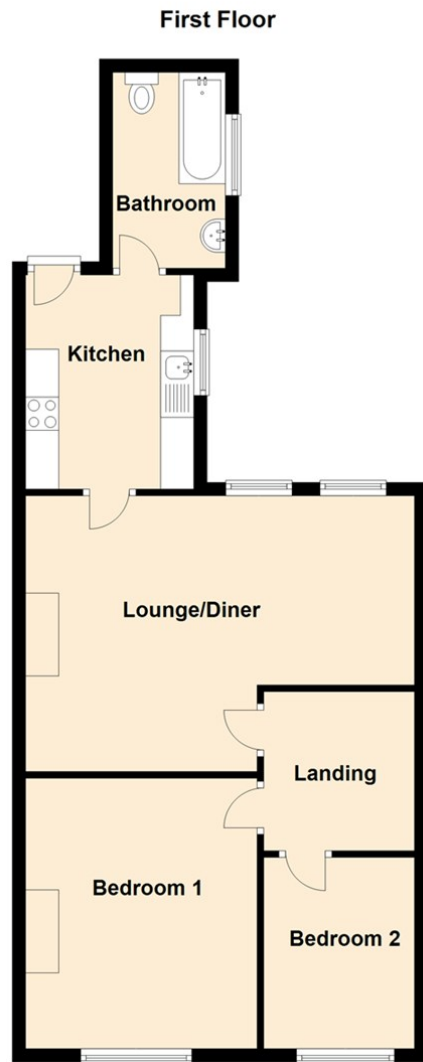
Jan Forster Estates are delighted to welcome to the rental market this immaculately presented two bedroom first floor flat. It is located on East View- a popular street in Wideopen, and is well-positioned close to many local amenities and facilities including shops, schools, parks, post office as well as public transport links and trunk roads offering access across the region. The property is offered unfurnished and is available immediately.

Internally the accommodation has been improved and briefly comprises:- entrance lobby with stairs to the first floor landing, two bedrooms, open plan living-dining area, stunning fitted kitchen with top and floor units, and a good-sized bathroom WC. The property also benefits from double glazing, gas central heating and a generous private rear yard.

For more information and to book your viewing please call our Gosforth team on 0191 236 2070.

Council Tax band *A*.





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.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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

