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- Two Bedrooms
- Available October 2024
- Local Amenities Nearby
- Viewing Recommended
- Unfurnished with White Goods
- First Floor Flat
- Close to Transport Links
- Council Tax Band \*A\*
- Call For More Information





## TWO BEDROOMS | FIRST FLOOR FLAT | UNFURNISHED WITH WHITE GOODS

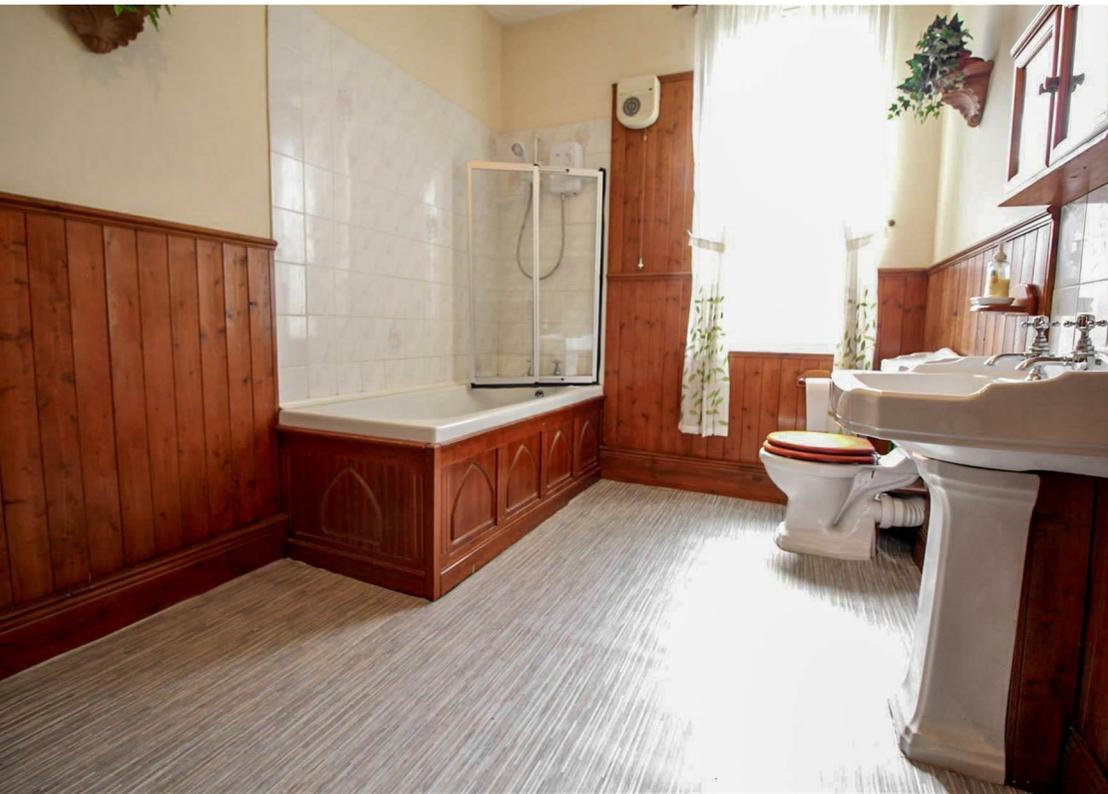
Jan Forster Estates are delighted to bring to the rental market this two-bedroom first floor flat in Wallsend. The property is offered unfurnished with white goods and is available beginning of October 2024.

The property is in a great location, close to a wide variety of local amenities including, shops, schools, and parks, along with excellent transport links. The nearby coast road offers quick access to Newcastle city centre and the beach.

The flat briefly comprises: - spacious lounge with a feature fireplace, kitchen with fitted wall and floor units and white goods, two good-sized bedrooms, the main with fitted wardrobes, and there is a sizeable three-piece bathroom WC with shower over the bath. Further benefits include gas central heating and double glazing.

Early viewings come highly recommended. To book yours or for more information please call our Heaton team on 0191 270 1122.

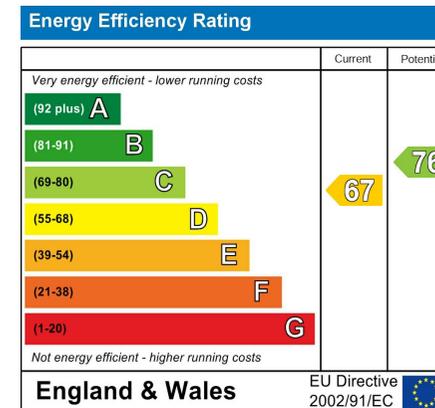
Council Tax band \*A\*.



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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<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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