





- Popular Location
- Two Double Bedrooms
- Two Bathrooms
- Council Tax Band *B*
- Viewing Recommended
- First Floor
- Lift Access
- Balcony
- Allocated and Visitor Parking
- Call For More Information





This apartment is positioned on the first floor of the popular Friars Wharf building and features a balcony with views of the river. Available from 19th July and offered unfurnished.

The building is accessed via a communal entrance with a lift and stairs and the apartment briefly comprises:- entrance hall with access to an open plan lounge kitchen with fitted units, and French doors to the balcony. There are also two double bedrooms, the main with an en suite and there is a modern three piece bathroom WC with a shower over the bath.

Externally, there is an allocated parking space as well as visitors parking available.

Early viewing is highly recommended. Please call our Gateshead branch on 0191 487 0800 for more information.

Council Tax band *B*



The difference between house and home

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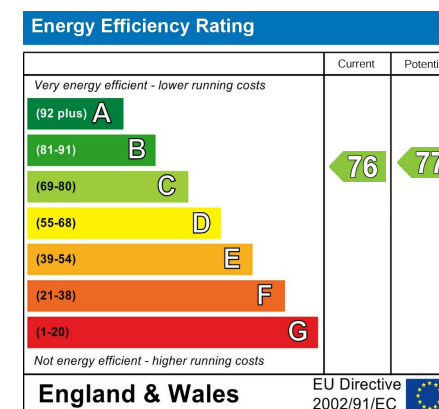


www.janforsterestates.com

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.



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