





- Ground Floor Flat
- Available Now
- Popular Location
- Rear Yard
- Transport Links
- Well-Presented
- Part-Furnished
- Two Bedrooms
- Local Amenities
- Council Tax Band *A*





AVAILABLE NOW | PART-FURNISHED | TWO BEDROOMS

Jan Forster Estates are delighted to offer to the rental market this well-presented ground-floor flat, located on the popular Rosedale Terrace in North Shields. The property is available now and is offered part-furnished.

Positioned close to local facilities and transport links to Newcastle city centre and the coast, the accommodation briefly comprises;- entrance hallway, lounge, kitchen with top and floor units and two bedrooms. Externally, there is a yard to the rear. The property further benefits from gas central heating and double glazing.

Viewings are highly recommended. Please, call our Tynemouth office on 0191 257 2000 for more information and to book a viewing.

Council tax band *A*.



The difference between house and home

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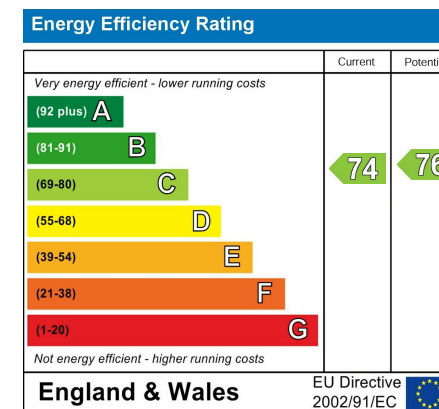


www.janforsterestates.com

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.



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

