







2



1



2

- **Fantastic Location**
- **Two Double Bedrooms**
- **Lovely Views**
- **Council Tax Band \*C\***
- **Call For More Information**
- **Second Floor**
- **Two Bathrooms**
- **Allocated Parking**
- **Viewing Recommended**
- **Available NOW**







This fantastic second-floor apartment is available NOW in the ever-desirable Irvin Building, Union Quay. The property has fantastic views from the spacious lounge and is offered furnished.

The property is one of 26, accessed via a communal entrance and briefly comprises: - spacious entrance hall, bright and airy lounge with dual aspect windows, modern kitchen with integrated oven and hob, two double bedrooms, a modern bathroom/w.c with shower over the bath and a fully tiled shower room/w.c. The property further benefits from gas central heating and double glazing,

Complete with a service elevator and an allocated parking space.

The enviable location next to the Fish Quay means that fabulous Riverside walks are available and variety of local amenities are within easy reach including cafes, bars and restaurants. There are good links to public transport facilities including prime bus routes - a regular bus service runs to North Shields, and you can access South Shield via the local ferry. Two Metro stations are within walking distance and Tynemouth Long Sands Beach is only a short commute away.

Early viewings are highly anticipated to appreciate the standard of accommodation on offer. For more information, please call our team on 0191 257 2000.

Council Tax band \*C\*.



## The difference between house and home

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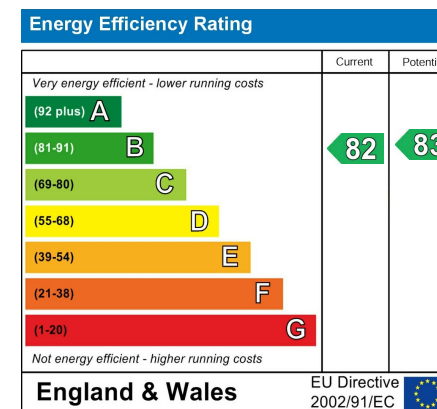


[www.janforsterestates.com](http://www.janforsterestates.com)

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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