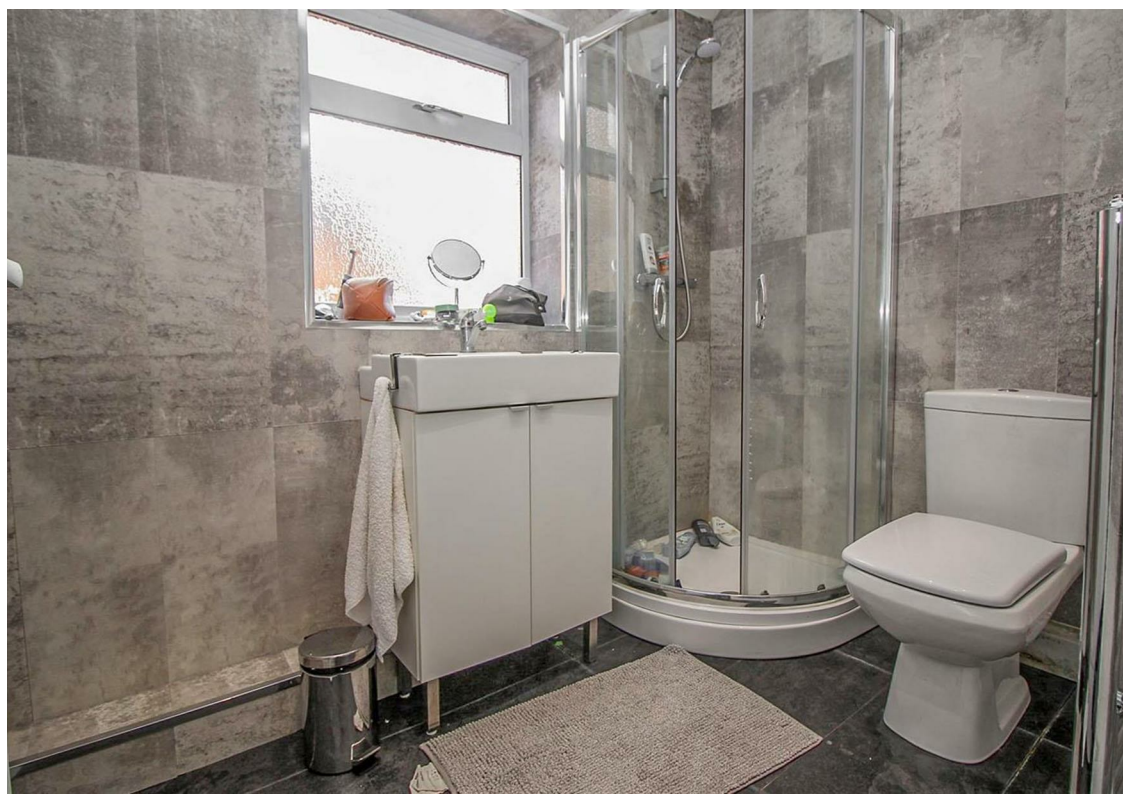








- First Floor Flat
- Available July 2025
- Excellent Location
- Shower Room WC
- Double Glazing
- Part Furnished
- Two Bedrooms
- Spacious Lounge/Diner
- Gas Central Heating
- MUST BE VIEWED







## TWO BEDROOMS | AVAILABLE JULY 2025 | FIRST FLOOR FLAT | PART FURNISHED

Jan Forster Estates present this immaculate, two-bedroom, first floor flat on Coniston Avenue in the sought-after area of Jesmond.

Located within a few minutes' walk to the array of amenities on offer, including bars restaurants and supermarkets, this property is offered on a part-furnished basis from July 2025.

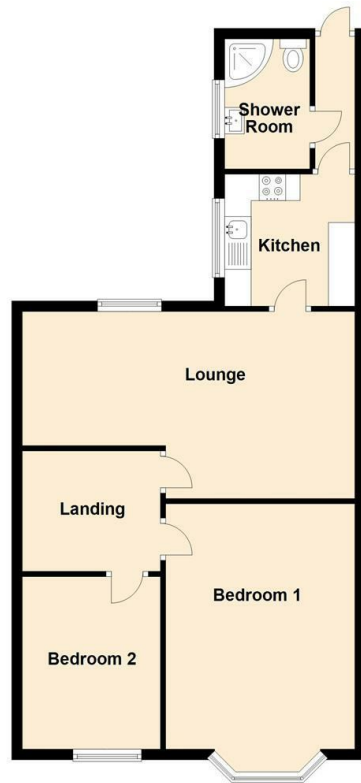
Briefly comprising: - entrance hall leading to the stairs to the first floor, off the landing there are two good-sized bedrooms; bedroom one with bay window, lounge, kitchen and shower room WC.

We expect high levels of interest on this flat, please call our sales team on 0191 270 1122 to book a viewing.

Council Tax band \*B\*.



First Floor



## The difference between house and home

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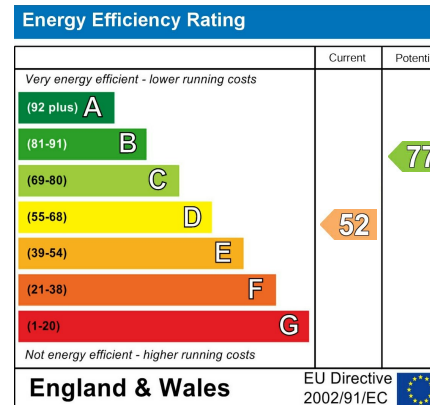


[www.janforsterestates.com](http://www.janforsterestates.com)

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.



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

