





- Sought After Location
- Available January 2025
- Balcony
- Electric Heating
- Viewing Recommended
- Two Bedrooms
- Third Floor
- Double Glazing
- Council Tax Band *C*
- Call For More Information





This well presented, two bedroom, furnished, third-floor apartment is positioned in the sought after Clarendon Mews. Available January 2025.

The property features high quality fixtures and fittings throughout and is fully double glazed with secure ground level undercover parking with barrier access.

The accommodation is accessed via a communal entrance with a lift to all floors and briefly comprises: - open plan lounge/dining and kitchen area with French doors onto the private balcony, two bedrooms; the main bedroom benefiting from an en-suite. There is also a three piece bathroom and a spacious entrance hallway with storage.

The apartment is located in a modern purpose-built block in a highly regarded area with excellent links to Gosforth and Newcastle City Centre through bus and A1 motorway links.

Viewing is highly recommended. Please call our Gosforth lettings team on 0191 236 2070 for more information.

Council Tax band *C*.



Third Floor



The difference between house and home

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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