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- Popular Location
- Available Mid December
- Communal Parking
- Council Tax band \*B\*
- Call For More Information
- Two Bedrooms
- Furnished
- Close To Amenities
- Viewing Recommended







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/BzV1Yxv09w4> \*\***

This well presented, two-bedroom, first-floor apartment really must be seen to be appreciated. The accommodation is available mid-December on a furnished basis.

Located on the ever-desirable Victoria Glade development, the property is close to a wealth of local amenities including shops, supermarkets, schools, and leisure facilities, with further amenities in Newcastle city centre easily accessed via regular public transport links.

Internally the accommodation benefits from double glazing as well as gas central heating. Briefly comprising: - communal entrance hall with secure entry system, entrance hall with storage, bright and airy open plan lounge/kitchen diner with dual aspect windows and modern fitted units with built-in appliances to include a fridge freezer, dish washer and washer dryer. There are two double bedrooms; the main with built-in wardrobes, and a modern shower room/w.c. with three-piece suite. Externally there are communal gardens and parking bays.

The flat really does have to be viewed to appreciate the standard of accommodation on offer. Please call 0191 270 1122 to arrange your viewing.

Council Tax band \*B\*.



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(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

