







- Popular Location
- Close To River
- Juliet Balcony
- Council Tax Band \*B\*
- Call For More Information
- Available Now
- Two Bedroom Apartment
- Ground Floor
- Viewing Recommended





Jan Forster Estates are delighted to welcome to the market this two-bedroom, ground floor apartment located on The Grainger, a sought after Riverside location in Gateshead. Available Now and offered furnished.

The area provides lovely walks along the Quayside along with excellent transport and commuter links to The Metro Centre, Newcastle City Centre, and the surrounding areas

Briefly comprising: - private entrance hallway, open plan living area with fitted units, integrated oven and hob and French doors opening on to the communal decked area, two double bedrooms, the main with a Juliet balcony, and a modern bathroom WC. The property further benefits from gas central heating and double glazing.

For more information and to book a viewing please call our team on 0191 236 1079.

Council Tax band \*B\*.

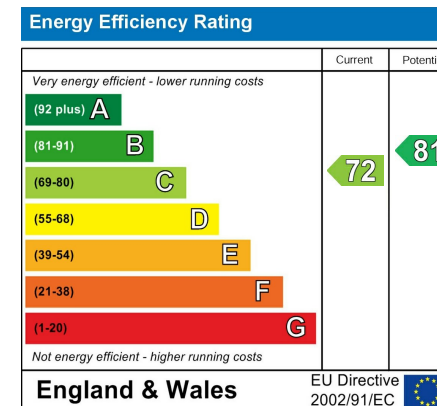




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.



## The difference between house and home

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