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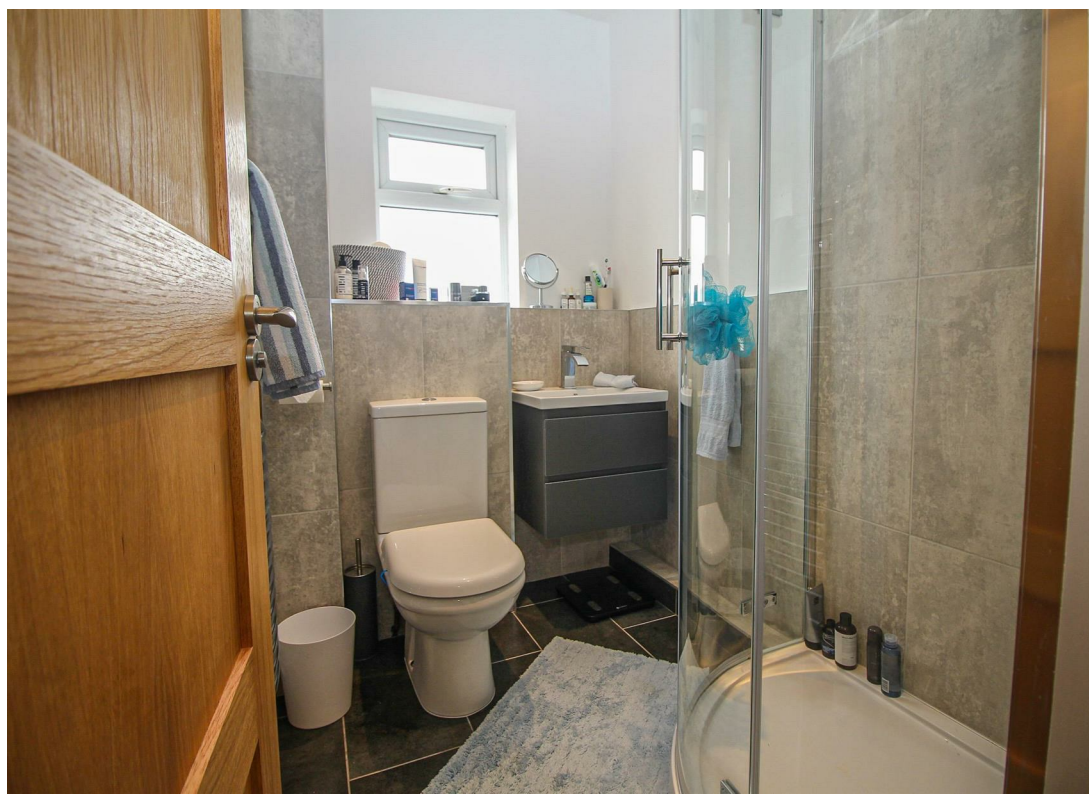


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- One Double Bedroom
- Part Furnished
- Available May
- Close to Transport Links
- Viewings Recommended
- Top Floor Flat
- IMMACULATLEY Presented
- Sought After Location
- Close to Local Amenities
- Open Plan Living





**** Video Tour on our YouTube Channel | https://youtu.be/1zE_Ov16OWE ****

IMMACULATE THROUGHOUT | REFURBISHED & RECONFIGURED | PART FURNISHED

Jan Forster Estates are delighted to welcome to the market this STUNNING top floor one bedroom apartment on Ridgewood Gardens in South Gosforth. The apartment has been completely reconfigured and refurbished to a very high standard and has to be viewed to appreciate the accommodation on offer.

Ridgewood Gardens is ideally located for an abundance of local transport links including the Coast Road as well as South Gosforth Metro and is within walking distance to Jesmond Dene, Gosforth High Street, and The Freeman hospital.

Briefly comprising:- secure communal entry hallway and stairs to the top floor, apartment entrance, open plan living with exposed brick feature fireplace, newly installed kitchen area with floor and wall units as well as stunning communal garden views. There is also a shower room with stand alone shower and a double bedroom spanning the width of the property with built-in wardrobes.

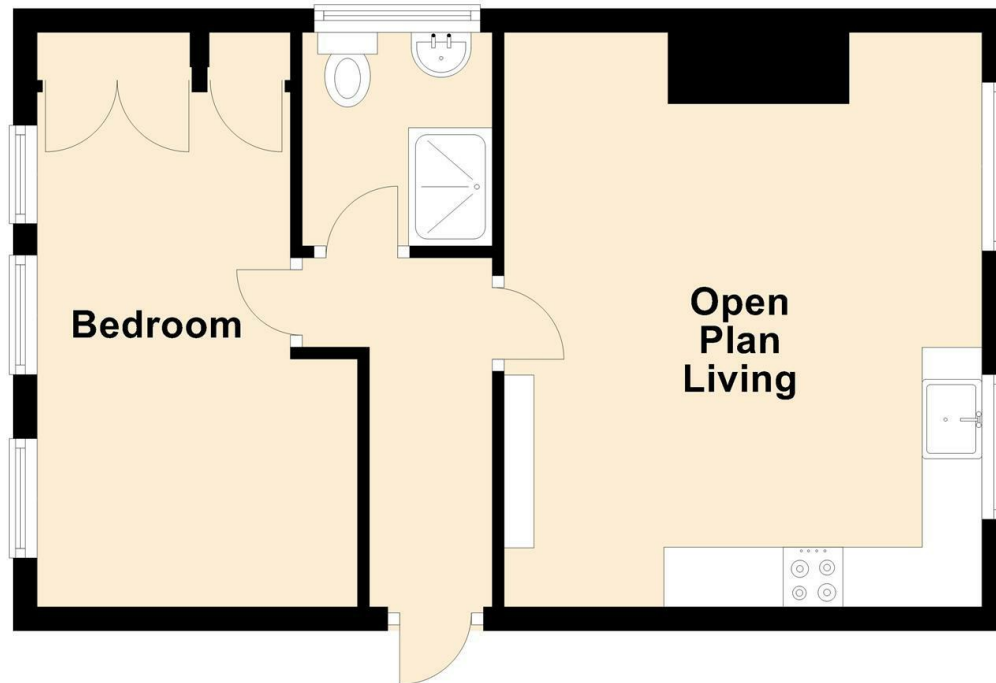
For more information and to book a viewing please call our team on 0191 230 2070.

Council Tax band *A*.

The owner is an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interests.




Second Floor



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	74
(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 	

The difference between house and home

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www.janforsterestates.com

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