





2



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- Top Floor Flat
- Popular Location
- Double Glazing
- Call For More information
- Two Bedrooms
- Close To Amenities
- Gas Central Heating
- Viewing Recommended





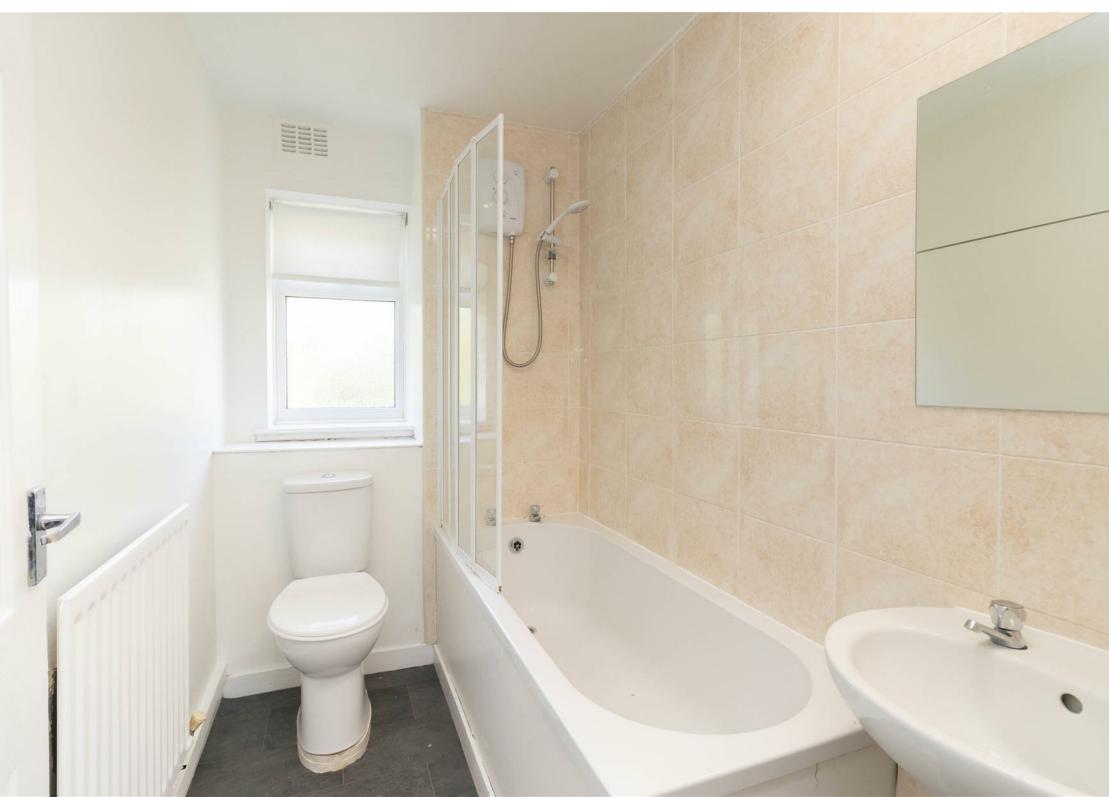
A very well presented top floor flat which is available NOW on an unfurnished basis.

The property is close to a range of local amenities and facilities including local shops, schools, and transport links.

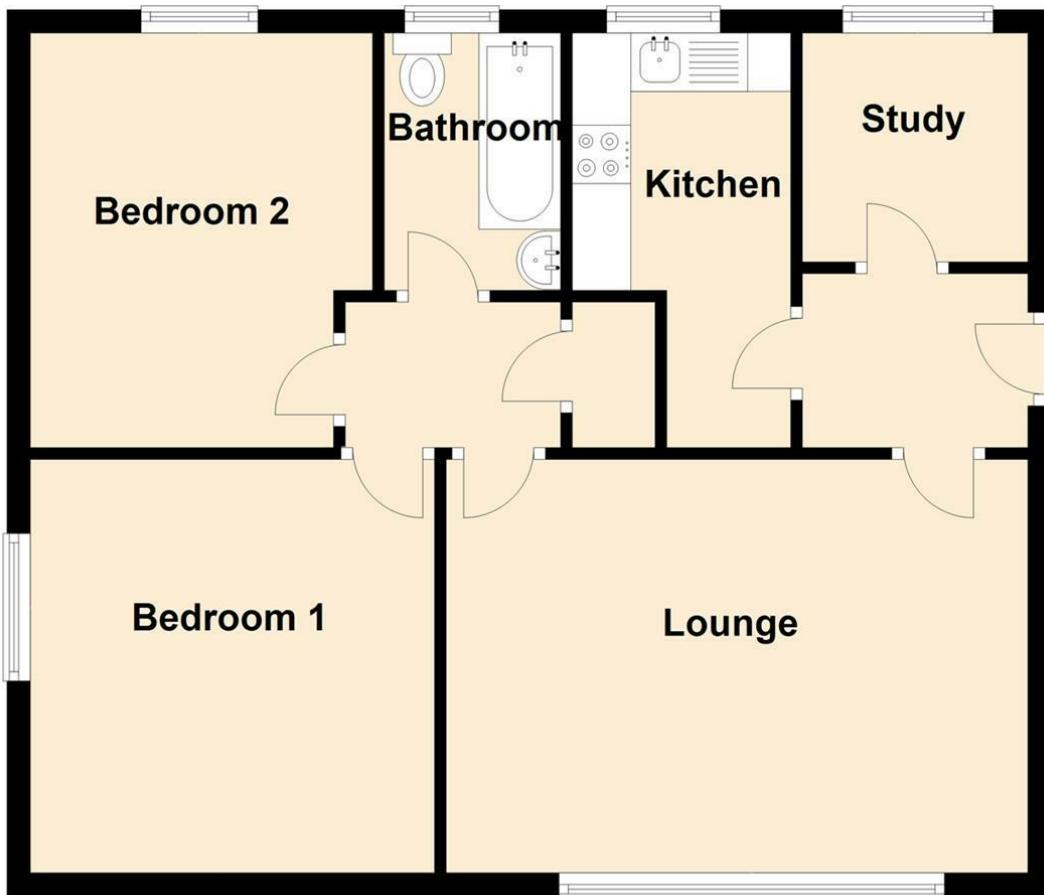
The property is accessed via a communal entrance and hallway with stairs and briefly comprises: - spacious lounge, well appointed kitchen with fitted units and integrated oven and hob, two good-sized bedrooms, a three piece bathroom WC with shower over the bath and storage. Further benefits include double glazing and gas central heating.

Interested Tenants are urged to arrange a prompt internal viewing. To book yours or for more information please call our Heaton team on 0191 270 1122.

Council Tax Band \*A\*.



## First Floor



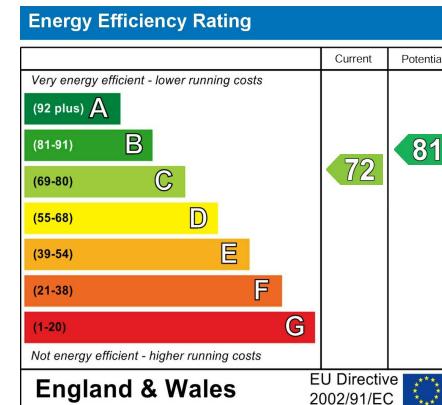
### The difference between house and home

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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.



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