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- Available October
- Council Tax Band *A*
- Three Bedrooms
- First Floor Flat
- Modern Decor
- Transport Links Nearby
- Close to Local Amenities
- Gas Central Heating
- Double Glazing
- Viewing Recommended





**** Video Tour on our YouTube Channel | <https://youtu.be/QSNemFVwq5U> ****

Available October and offered on an unfurnished basis, this three bedroom first floor flat must be viewed.

The property is positioned in a great location, close to a wide range of local amenities including shops and local parks and is also within close proximity to St Peters Marina and the River Tyne.

Internally the property briefly comprises; entrance and stairs to the first floor, lounge, three bedrooms; the main with fitted wardrobes, kitchen with wall and floor units, and a bathroom WC with three piece suite. The property benefits from gas central heating and double glazing. Externally there is a yard to the rear.

For more information and to book a viewing please contact our High Heaton branch on 0191 270 1122.

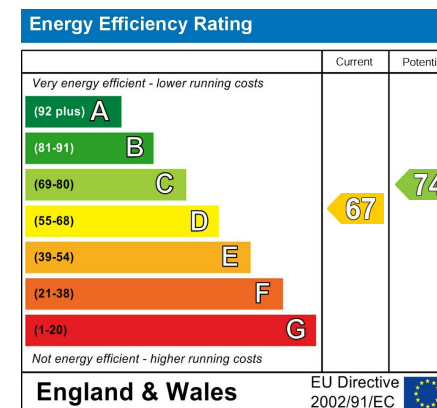
Council Tax Band: A



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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