



 **Jan Forster**

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2005  2025

Station Road | Forest Hall | Newcastle Upon Tyne | NE12 8AQ
£850 Per Calendar Month



- Popular Location

- First Floor

- Unfurnished

- Council Tax Band *A*

- Call For More Information

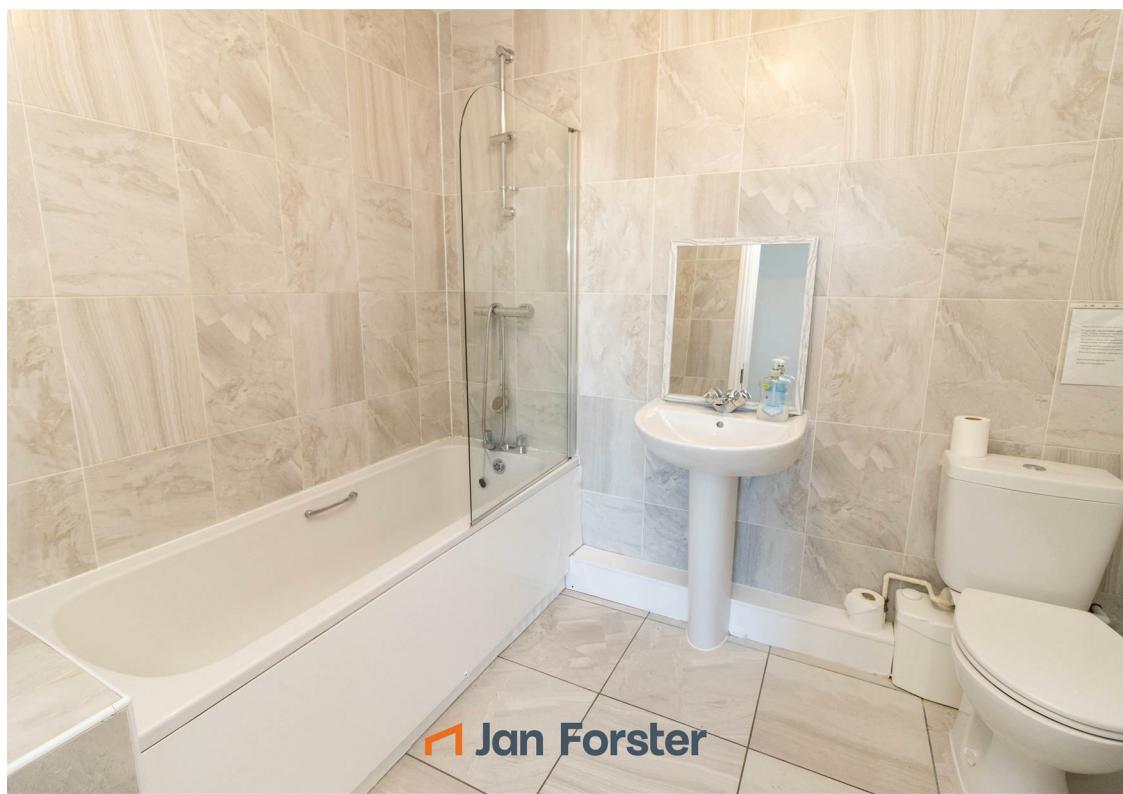


- Two Double Bedrooms

- Available now

- Close To Amenities

- Viewing Recommended





This two double bedroom first floor flat with garage is available now. The flat is being offered on an unfurnished basis, with white goods included.

This flat is positioned within a convenient location in Forest Hall, close to local amenities such as shops, services, parks, community clubs and supermarkets. The flat also has easy access to local bus links and is within walking distance to Benton Metro station, for a quick and easy journey to Newcastle city centre and surrounding areas.

Internally the flat briefly comprises:- open plan lounge and kitchen, bathroom WC with shower over the bath, and two generous sized bedrooms. Externally there is a garage offering off street parking.

Early viewings come highly recommended with this property. To book yours or for more information please call our lettings team 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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