



 Jan Forster

 Jan Forster

Ryedale | Wallsend | NE28 8TT
£595 Per Calendar Month



- First Floor Flat
- Available January
- Offered Unfurnished
- Well-Presented
- One Bedroom
- Front Garden
- Off-Street Parking
- Local Amenities
- Transport Links
- Council Tax Band: A





Jan Forster Estates are pleased to present to the rental market this one-bedroom, first-floor flat on Ryedale, in Wallsend. The property is available in January and is offered unfurnished.

The property enjoys a convenient location close to a wide range of local amenities, schools, and numerous green spaces. Nearby parks, including the popular Rising Sun Country Park, provide ideal settings for outdoor enthusiasts and those who enjoy walking. Excellent public transport links and the nearby A1058 Coast Road offer easy access to both the coast and Newcastle city centre.

The property is accessed via an entrance lobby with stairs leading to the first floor and briefly comprises: hallway, bright and airy lounge, kitchen fitted with both wall and floor units, a spacious double bedroom, and a bathroom WC featuring a showerhead over the bath for added convenience. Further benefits include gas central heating and double glazing. Externally, there is a garden to the front and the added advantage of off-street parking.

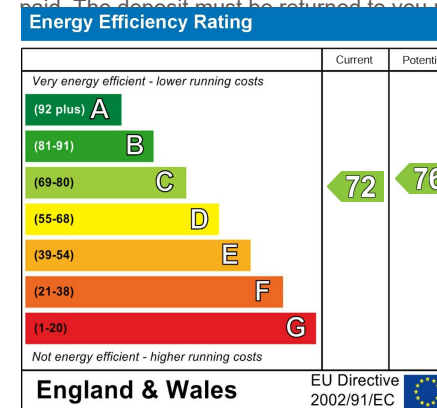
We anticipate a high level of interest on this charming home. For more information and to book a viewing, please contact our lettings team on 0191 236 1079.

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



The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.