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- Available Mid July
- Unfurnished
- Two Bedrooms
- Sought After Location
- Must be Viewed
- Spacious Accommodation
- First Floor Apartment
- Detached Garage





**** Video Tour on our YouTube Channel | <https://youtu.be/ovVqVo6alc4> ****

Jan Forster Lettings are delighted to offer to the rental market this two bedroom apartment situated in the popular location of Low Fell. Available Mid July.

The property is offered unfurnished and briefly comprises:- communal entrance with intercom system and stairs to the first floor, hallway, spacious lounge with feature fireplace, kitchen/diner with built-in oven, hob, extractor, and dishwasher. There are also two good-sized bedrooms and a bathroom WC with shower over the bath. The property benefits from gas central heating and double glazing. Externally there are communal gardens and a garage in a separate block.

For more information or to book a viewing please call our Low Fell branch on 0191 487 0800.

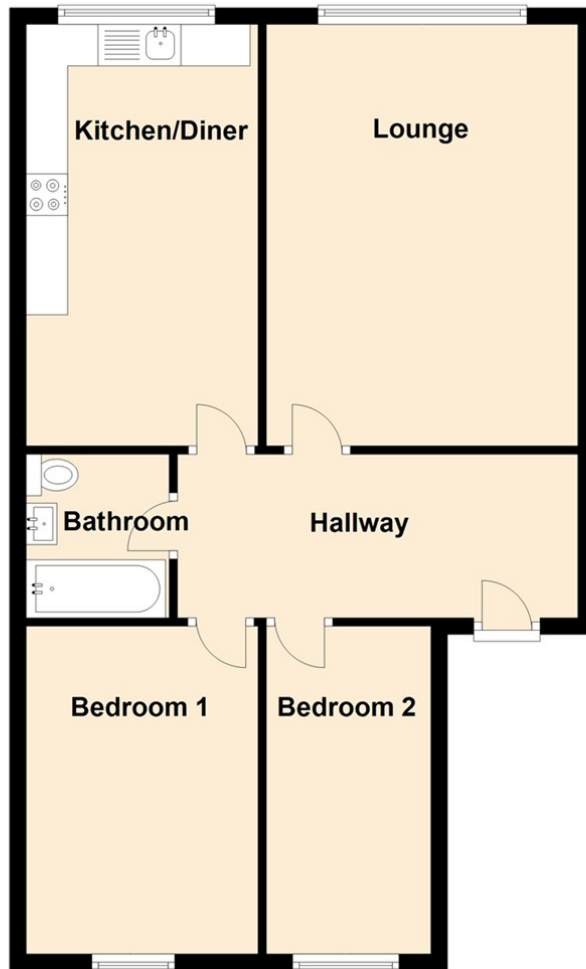
Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.

Council Tax band *B*.



First Floor



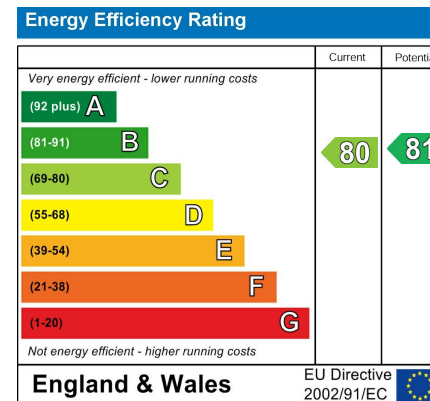
The difference between house and home

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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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 High Heaton 0191 270 1122
 Low Fell 0191 487 0800
 Tynemouth 0191 257 2000
 Whitley Bay 0191 251 3000
 Property Management Centre 0191 236 2680



www.janforsterestates.com

