



 **Jan Forster**

Alexander Terrace | Hazlerigg | Newcastle Upon Tyne | NE13 7BT
£900 Per Calendar Month



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1

- Popular Location
- Two Bedrooms
- Unfurnished
- Rear Yard
- Call For More Information
- Mid Terraced
- Available Now
- Close To Amenities
- Viewing Recommended





Jan Forster Estates are delighted to welcome to the rental market this beautifully presented mid-terrace property, located on South View in Hazlerigg. The property is offered on an un-furnished basis and is available now.

The location is a popular residential area well placed for local amenities, transport links, and access to Newcastle City Centre. The property is also ideally positioned close to Havannah Nature Reserve, making it perfect for those who enjoy countryside walks and outdoor leisure.

Briefly comprising to the ground floor, the property offers a welcoming entrance hallway, a spacious and tastefully decorated lounge, and a modern kitchen fitted with a range of contemporary units and integrated appliances, creating an ideal space for everyday living. To the first floor, there are two well-proportioned bedrooms along with a contemporary bathroom/WC finished to a high standard, featuring stylish fittings. The property further benefits from gas central heating, double glazing throughout, and a neutral décor throughout.

Externally, there is a private yard to the rear, providing a low-maintenance outdoor space.

For more information and to book a viewing, please call our team on 0191 236 2070.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



www.janforsterestates.com

Contact Us: 0191 236 2070

