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- **Unfurnished**
- **First Floor Flat**
- **Council Tax Band \*A\***
- **Double Glazed**
- **Shared Rear Garden**
- **Two Bedrooms**
- **Available NOW**
- **Excellent Location**
- **Gas Central Heating**
- **Private Driveway Available @ £825pcm**





\*\* Video Tour on Our YouTube Channel | <https://youtu.be/n86N9ku8VFs> \*\*

**TWO BEDROOM FIRST FLOOR FLAT** with a large spacious lounge, available NOW, recently redecorated.

This two bedroom flat is situated in a popular part of Gosforth, close to a wide range of local amenities with good transport links by road, bus, cycle route or metro.

Internally the property is immaculately presented throughout and briefly comprises, large lounge, modern style fitted kitchen, bathroom and two double bedrooms. This property is perfect for modern day living and is offered on an unfurnished basis.

For more information on this, or similar properties, please call Gosforth on 0191 236 2070.

Council Tax Band \*A\*.



## 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.

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

**Gosforth**  
**Newcastle**  
**High Heaton**  
**Tynemouth**  
**Low Fell**  
**Property Management Centre**

**0191 236 2070**  
**0191 284 4050**  
**0191 270 1122**  
**0191 257 2000**  
**0191 487 0800**  
**0191 236 2680**



[www.janforsterestates.com](http://www.janforsterestates.com)

