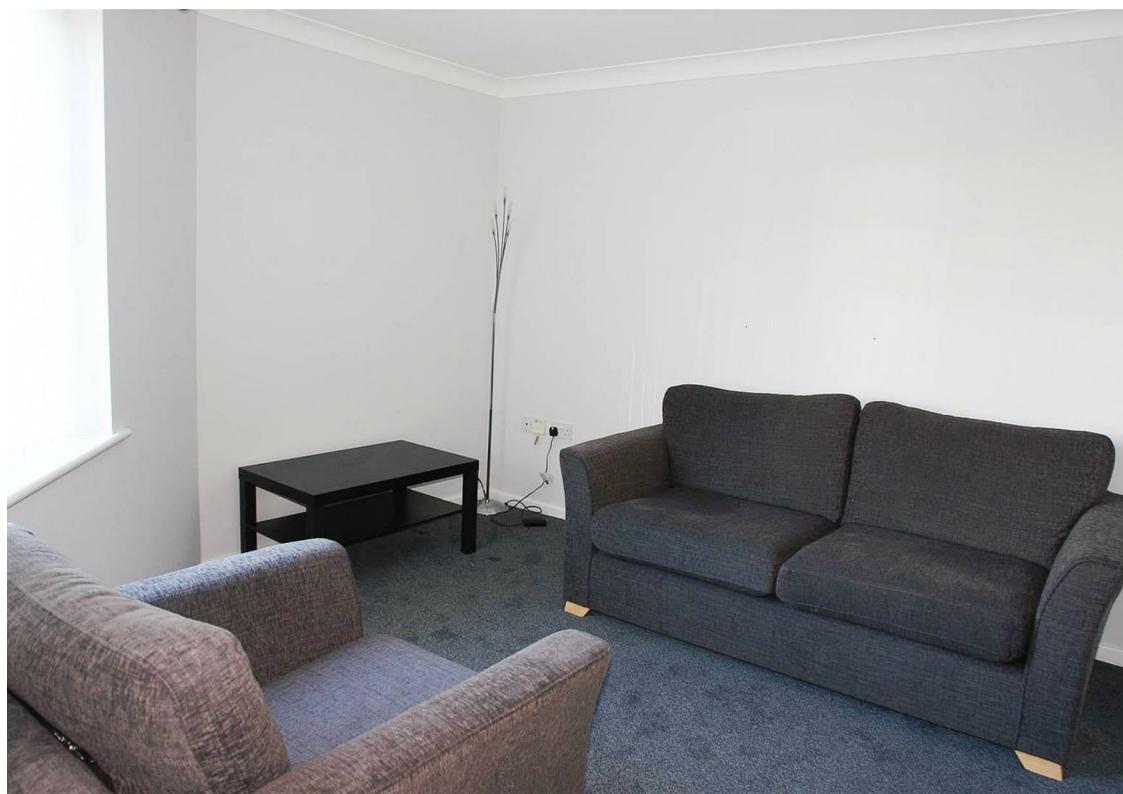
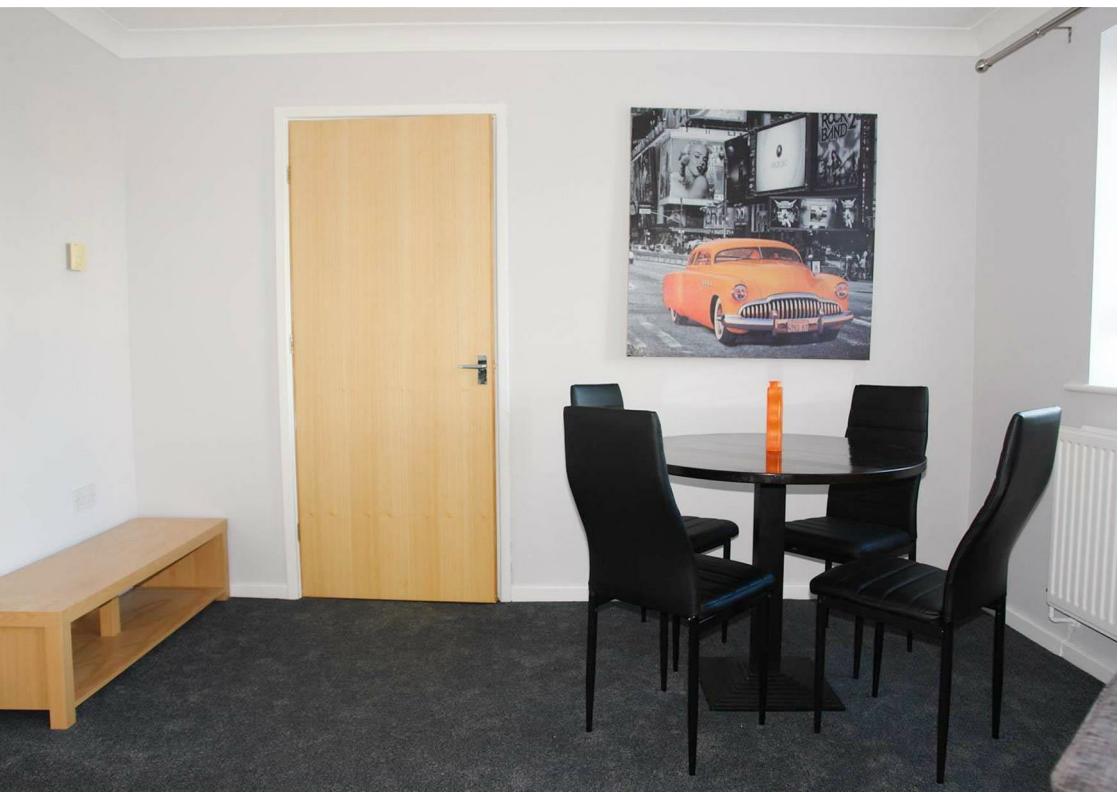






- Available now
- Two Bedrooms
- Ground Floor
- Furnished
- Popular Location
- Close To Amenities
- Council Tax Band \*A\*
- Viewing Recommended
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/7f-cBXio8Ks> \*\*

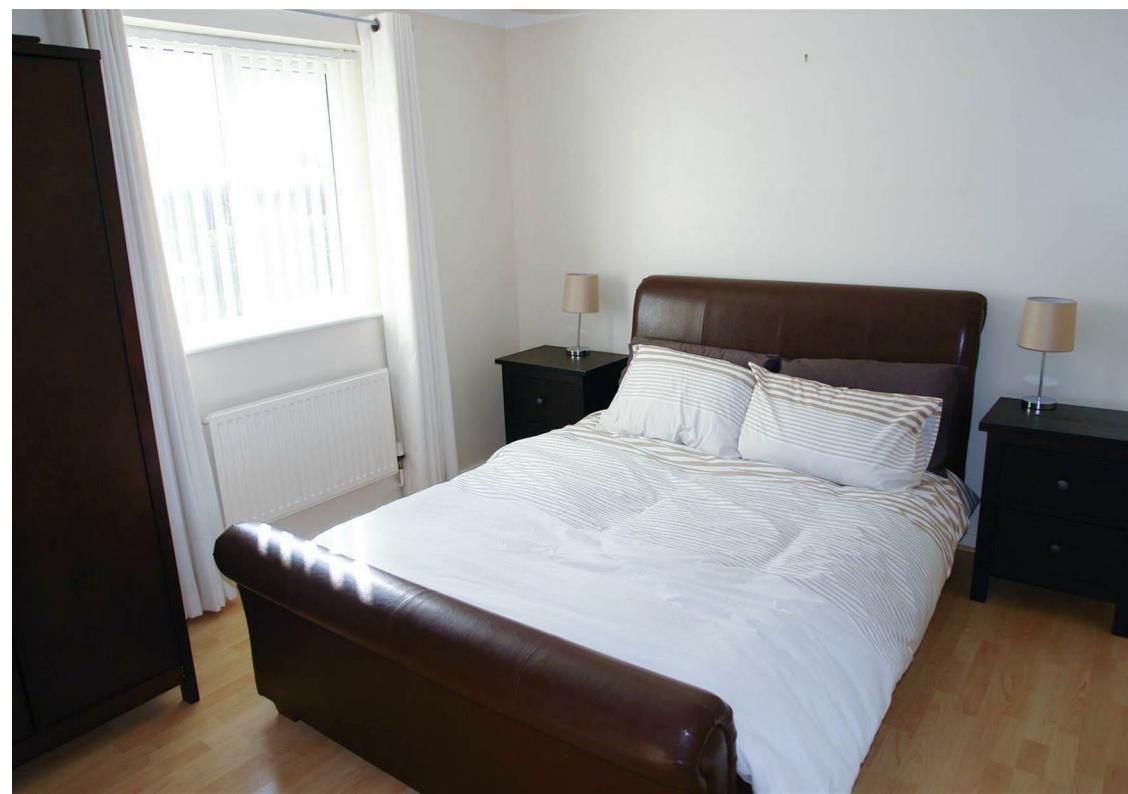
This charming, two bedroom flat is available now, in St James Village and offered furnished.

Jan Forster Lettings are delighted to offer to the rental market this two bedroom ground floor apartment which offers contemporary modern living and is situated at the edge of this popular and desirable development.

Briefly comprising: - entrance hallway with built-in storage cupboards, open plan lounge/dining room, modern kitchen, two good-sized bedrooms and a white fitted bathroom suite with shower over bath. The property benefits from security intercom access, communal gardens and allocated parking.

For more information please contact our team on 0191 236 1079.

Council Tax band \*A\*





## 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 with the tenancy.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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