





\*\* Video Tour on our YouTube Channel | <https://youtu.be/7rfUKXv1D3o> \*\*

This well-presented top-floor flat, is positioned on Edgefield, West Allotment. Available March on an unfurnished basis.

Situated in a popular residential area, this property benefits from an excellent location with easy access to a wide range of local amenities and transport links, including the nearby Metro service, which provides quick connections to both the vibrant Newcastle city centre and the beautiful coastal areas.

The flat is accessed via a communal entrance hall and stairs leading to the top floor. Briefly comprising: - bright and airy lounge, kitchen with fitted top and bottom units, offering plenty of storage and workspace for meal preparation, bathroom WC with a shower over the bath, and two good-sized bedrooms, both offering plenty of natural light and ample space for furnishings.

Externally, the flat benefits from an allocated parking space.

For more information or to schedule a viewing, please don't hesitate to contact our branch on 236 2070.

Council Tax band: B



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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