



 Jan Forster



- Envious Location
- Two Bedrooms
- Furnished
- Open Plan Living
- Viewing A Must
- City Centre Living
- Available Mid October
- First Floor
- Secure Entry
- Call For More Information





CITY CENTRE LOCATION | AVAILABLE MID OCTOBER | FURNISHED.

We are delighted to bring to the market this first floor, two-bedroom apartment situated within the ever-popular Blackfriars Court, right in the heart of Newcastle City Centre.

Perfectly positioned for city living, this property is just moments away from a wealth of local amenities. Enjoy easy access to a vibrant mix of restaurants, bars, cafés, and cultural attractions, including the historic Grainger Market, Theatre Royal, Eldon Square Shopping Centre – all within walking distance. Excellent transport links are also close by, with Central Station, Metro services, and major bus routes making commuting effortless.

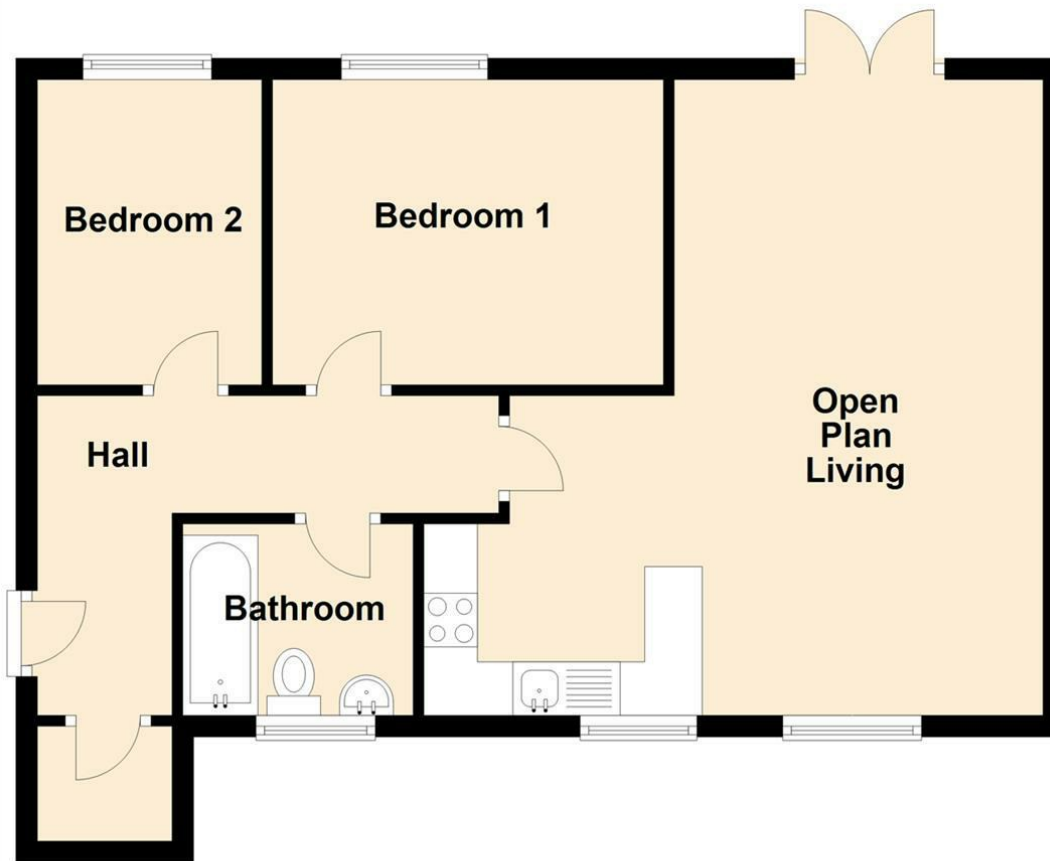
The apartment is accessed via a secure communal entrance and briefly comprises: - entrance hallway, bright and spacious open-plan lounge, kitchen, and dining area, modern family bathroom WC, a good-sized main bedroom and a second bedroom – ideal for guests or a home office. The property further benefits from electric heating and double glazing, ensuring year-round comfort.

Early viewings are highly recommended to fully appreciate the location and quality of this city centre apartment. For more information or to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	77	81
(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

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Tynemouth

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Property Management Centre

0191 236 2680



www.janforsterestates.com

