





- **\*MOVE IN NOW AND RECEIVE YOUR RENT FREE UNTIL 1ST JANUARY\***
- **Two Bedrooms**
- **Sought After Location**
- **Parking Space**
- **Viewing Recommended**
- **South Banks of The R.Tyne**
- **Available Now**
- **Unfurnished**
- **Council Tax Band: B**
- **Call For More Information**





**\*MOVE IN NOW AND RECEIVE YOUR RENT FREE UNTIL 1ST JANUARY\***

Jan Forster Lettings are delighted to welcome to the market this executive-style, two-bedroom, fifth floor apartment, ideally located on the highly sought-after Staithes Development. Available now on an unfurnished basis, the property offers a fantastic opportunity for those seeking modern living in a well-connected location.

The apartment boasts stunning panoramic river views and access to scenic walks along the Quayside, while also benefiting from excellent transport and commuter links to The Metrocentre, Newcastle City Centre, and surrounding areas.

The accommodation briefly comprises an open-plan lounge, modern refitted kitchen with top and floor units and an integrated oven and hob. There are two well-proportioned bedrooms and a stylish bathroom WC with a shower over the bath. Further benefits include electric heating, double glazing and the property has been redecorated throughout.

Externally, the property includes allocated parking for added convenience.

Viewings are highly recommended to fully appreciate the quality and location of this superb apartment. For further information or to arrange your viewing, please contact our team on 0191 236 2070.

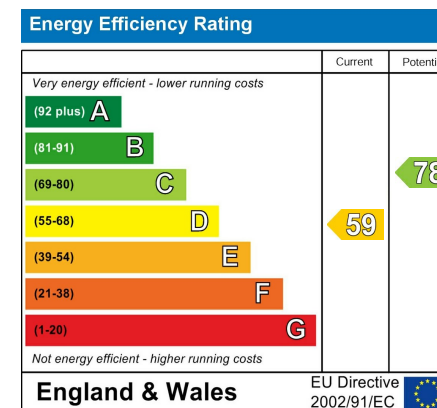
Council Tax Band: B



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.



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

