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- Sought After Location
- Available Now
- Ground Floor WC
- Council Tax Band *C*
- Call For More Information
- Three Storey Living
- Unfurnished
- Off Street Parking
- Viewing A Must





Immaculately presented three bedroom town house situated on Elmwood Park Court within the sought after Great Park development. Available now on an unfurnished basis

Local amenities and facilities are easily accessible including a well regarded school and community centre with further amenities available within Gosforth. Public transport and trunk roads offer access across the region.

Briefly comprising to the ground floor:- entrance hallway, ground floor WC, lounge and stylish dining kitchen with fitted units and integrated oven and hob and a French door access to the rear. To the first floor there are two bedrooms and a modern family bathroom WC with overhead shower. To the second floor there is the main bedroom and built-in storage. Further benefits include gas central heating and double glazing.

Externally the property offers an easy to maintain rear garden with lawn and patio area there is also allocated parking to the front.

For more information and to book your viewing, please call our Gosforth sales team on 019 236 2070.

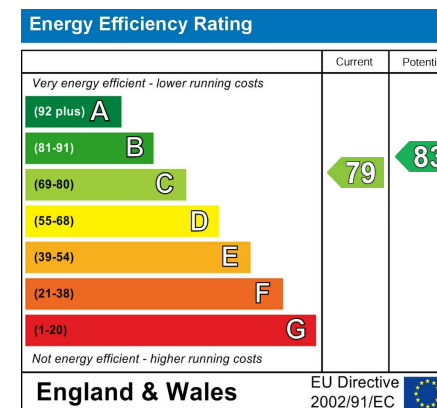
Council Tax band *C*.



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

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