







2



1



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- Beautifully Presented
- Available NOW
- Two Bedrooms
- Allocated Parking
- En-Suite Facility
- Large Balcony
- Part Furnished
- Must be Viewed
- Minimum 12 Month Tenancy







This well presented first-floor apartment is set within the highly sought-after Charlton Court development in Heaton and is available now on an part-furnished basis.

Ideally located, the property offers convenient access to an excellent range of local amenities including independent shops, cafés, bars and reliable transport links, making it perfectly suited to professionals and couples alike. A gym and supermarket are also within easy walking distance, adding to the everyday convenience of the location.

The accommodation is accessed via a communal entrance with stairs to all levels and briefly comprises an inviting entrance hall leading into a spacious open-plan lounge, flooded with natural light thanks to striking feature windows that forms the corner of the building. French doors open onto a private balcony, creating a pleasant space to relax or entertain. The modern fitted kitchen is well equipped with a range of integrated appliances and a dedicated dining area. There are two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, alongside a modern family bathroom with WC.

Externally, residents can enjoy well-maintained communal gardens and ample parking, with the added benefit of an allocated parking space for the property.

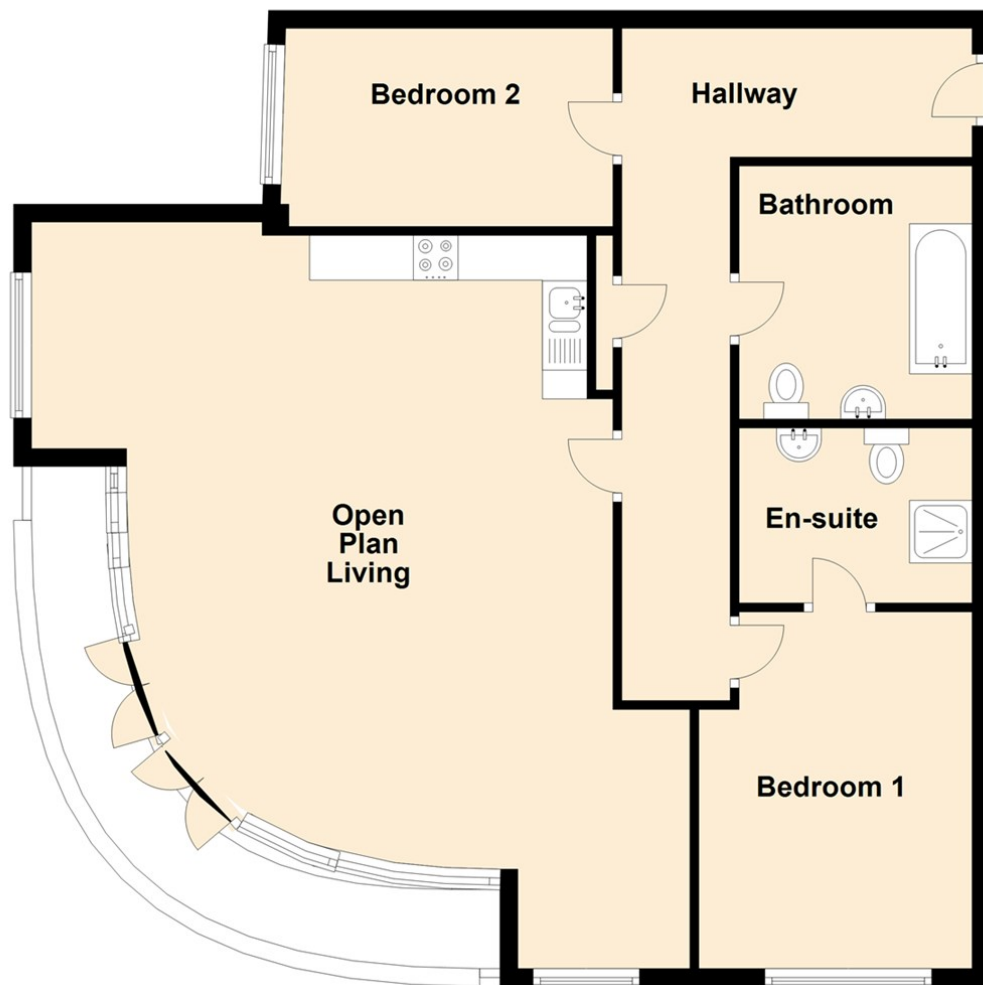
For further information or to arrange a viewing, please contact our lettings team on 0191 236 2070.

Council Tax Band: A





## 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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Contact Us: 0191 236 2070**



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