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- Professional Landlord
- White Goods Included
- Pets Considered
- Zero Deposit Option Available
- Long Term Tenancies Available
- New Build Property
- Off Road Parking
- Call For More Information
- Council Tax Band TBC





COMING SOON. ZERO DEPOSIT OPTION AVAILABLE.

Jan Forster Estates are delighted to offer this brand new 'Norbury', located in the Meadow Hill development, in Throckley.

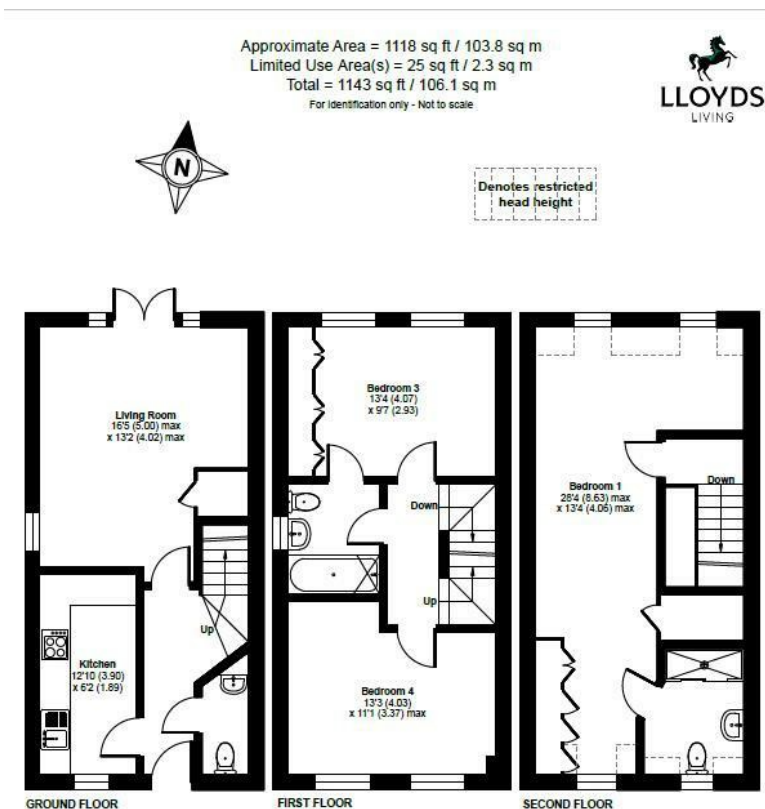
Located just 7 miles west of Newcastle city centre, it's the ideal base yet is still within easy reach of the city's shops, bars, and restaurants. Just a short drive to Ponteland (4.2 miles) or Jesmond (8.1 miles) open a further choice of green spaces, riverside walkways, boutiques, cafes and restaurants.

An impressive three-storey, 3-bedroom home. The ground floor opens with a modern kitchen to the front and a spacious lounge diner to the rear. French doors extend the living space into the garden, and there is also a WC and a handy storage cupboard. The first floor presents two generous double bedrooms with excellent storage space and a contemporary family bathroom. Occupying the entire top floor, the expansive main suite features a dressing area, luxury en-suite, and additional storage. Externally there is an enclosed garden to the rear, ideal for relaxing or entertaining and there are two parking bays.

Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © n3hocom 2025. Produced for Lomond Property (Lettings). REF: 1385875

The difference between house and home

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www.janforsterestates.com

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	91	91
(81-91) B		
(69-80) C		
(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

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

