



 **Jan Forster**

**MORE IMAGES
COMING SOON!**

Viewings being booked... register your interest today



Call **0191 236 2070** for more information



- Available October
- Second Floor
- Popular Location
- Close to Local Amenities
- Viewing Recommended
- Two Bedrooms
- Part-Furnished
- Council Tax Band *A*
- Transport Links Nearby

Available October on an part furnished basis this two bedroom second floor apartment is sure to impress.

The property is within close proximity of a wide range of local amenities including well regarded schools, shops, leisure facilities and superb transport links to the city centre with the nearby Metro station and regular bus routes.

Internally the property briefly comprises; communal entrance with stairs leading to the apartment, entrance hallway, lounge, two bedrooms kitchen and bathroom. Further benefits include gas central heating and double glazing. Externally there are communal areas.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

Council Tax band *A*.

The difference between house and home

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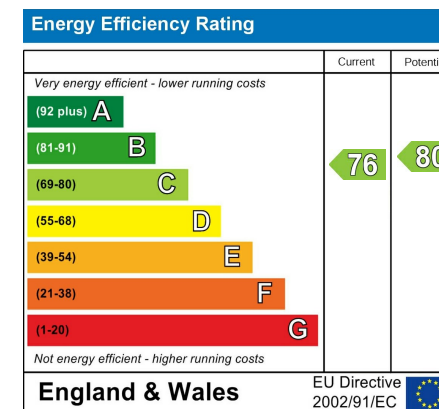


www.janforsterestates.com

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.



Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

