



 **Jan Forster**

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Appleby Court | North Shields | NE29 0LG
£800 Per Calendar Month



- Available Now
- First Floor
- Close to Amenities
- Newly Fitted Carpets
- Early Viewing Advised
- Unfurnished
- Two Bedrooms
- Council Tax Band: A
- Recently Installed Boiler
- Call For More Information





Occupying a pleasant position on Appleby Court, in North Shields, this two-bedroom, first floor apartment is available now on an unfurnished basis.

This location offers easy access to a wealth of local amenities, including vibrant cafes, stylish bars, and a diverse selection of restaurants. Excellent transport links via Metro and prime bus routes are just moments away, ensuring seamless connectivity. For those who enjoy coastal living, King Edward's Bay and the beautiful Tynemouth Long Sands Beach are only a short commute away, along with the charming and historic Fish Quay. The area is also well-served by highly regarded schools.

Internally the property has recently been decorated throughout and briefly comprises entrance and stairs to the first floor, spacious lounge, stylish, newly fitted kitchen with wall and floor units and an integrated hob and eye-level oven, two good-sized bedrooms and a modern, recently fitted bathroom WC with an overhead shower. Further benefits include gas central heating and double glazing.

Early viewing is essential. For more information, please call our Tynemouth team on 0191 257 2000.

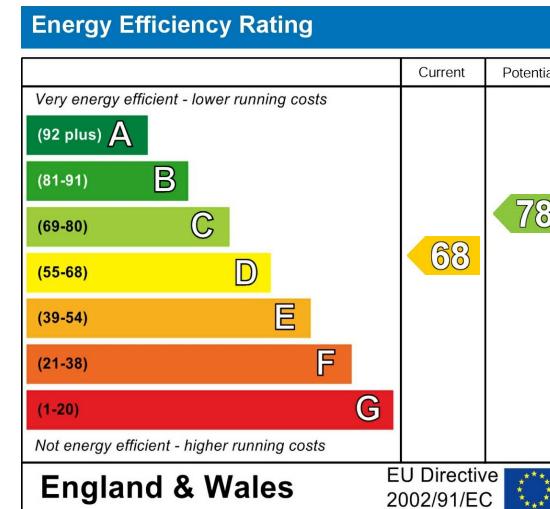
Council Tax Band: A



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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