





- Excellent Location
- Furnished
- Two Bedrooms
- Rear Yard
- Council Tax Band \*A\*
- Ground Floor Flat
- Available 15th April
- Modern Kitchen
- Gas Central Heating
- Viewing Recommended





\*\* Video Tour on our YouTube Channel | [https://youtu.be/HQ770nUgr\\_4](https://youtu.be/HQ770nUgr_4) \*\*

EXCELLENT LOCATION | SPACIOUS | TWO BEDROOMS

Well presented ground floor flat, located on Ashfield Road, Gosforth. The property offers an excellent location just off salters road, with many amenities on your doorstep. The property is offered on a furnished basis and will be ready 15th April

The lounge is a light and airy room overlooking the rear yard. Furnished with leather 2 seater and single arm chair, TV stand and coffee table. The kitchen has been fitted with modern cream units, offering plenty of storage. Appliances include fridge/freezer, washing machine, and oven/hob.

The main bedroom is a huge space with fitted carpets and a feature wall. 2 free standing wardrobes, chest of drawers and a black leather double bed are provided. The second room is also a good-sized double and has space for your own bed.

The family bathroom is located at the back of the property, finished in a modern crisp white and fitted with WC, sink, bath, and shower over bath.

Externally you have an enclosed rear yard and on-street parking.

Viewings are available immediately. Call our Gosforth team on 0191 236 2070.

Council Tax band \*A\*





## The difference between house and home

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[www.janforsterestates.com](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(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	

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>

