





- Popular Location
- Two Double Bedrooms
- Electric Heating
- Council Tax Band \*C\*
- Call For More Information
- Fourth Floor
- Balcony
- Two Allocated Parking Spaces
- Viewing Recommended





## LARGER STYLE TWO DOUBLE BEDROOM APARTMENT | EN SUITE | AVAILABLE AUGUST

Jan Forster Estates welcome to the market this fourth-floor, part furnished apartment. Positioned in an ideal location, offering easy access to the Regent Centre, Metro Links and well regarded schools.

Internally the property boasts a modern open aspect lounge diner with access to the balcony, breakfasting kitchen with fitted wall and floor units and integrated oven and hob, two double bedrooms; the main with en-suite shower, both have built in wardrobes and complimented with a newly installed family shower room.

Further benefitting from double glazing, electric heating, and two allocated parking permits, lift access and communal gardens.

Viewings are by appointment only, please call our Gosforth branch on 0191 236 2070 for more information.

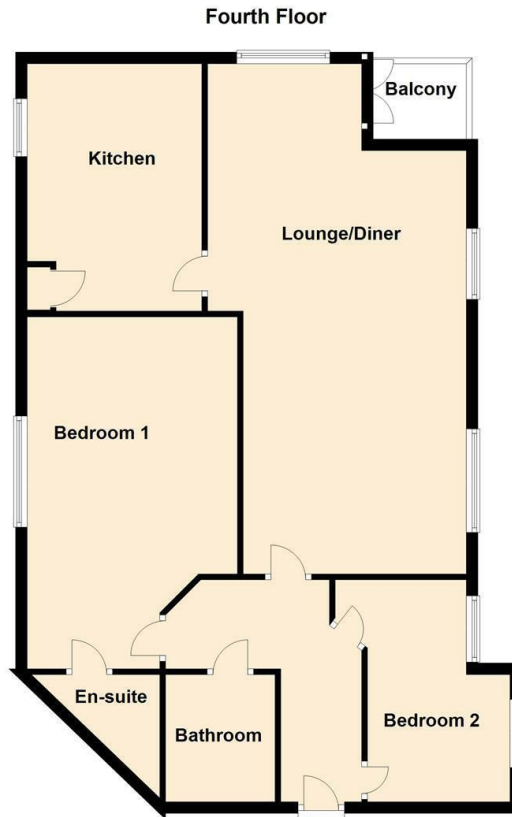
Council Tax Band \*C\*



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>
(69-80) <b>C</b>	<b>71</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	

## The difference between house and home

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**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



[www.janforsterestates.com](http://www.janforsterestates.com)

