





- Popular Location
- Three Storey Home
- Part Furnished
- Double Glazing
- Viewing Recommended
- Three Bedrooms
- Close To Amenities
- Gas Central Heating
- Council Tax Band *C*





AVAILABLE LATE JULY | THREE BEDROOMS | ALLOCTAED PARKING

Immaculately presented three bedroom townhouse offered with immediate availability, located within the ever desirable Great Park development which has easy access to a wealth of local amenities including an award winning school and stunning walks, with further amenities accessed via regular bus routes and the A1 Motorway in Gosforth and Newcastle.

Internally the property has modern décor throughout and briefly comprises:- entrance vestibule, lounge with built-in storage, downstairs WC, dining kitchen with integrated appliances and French doors onto the garden. To the first floor there is a modern family bathroom with three piece suite and shower over the bath and two double bedrooms; one with dual aspect windows. On the second floor you will find a stunning full depth main bedroom with built-in storage.

Externally there is off street parking and a private rear garden. The property is available on a part furnished basis.

For more information and to book your viewing please call our team on 0191 236 2070.

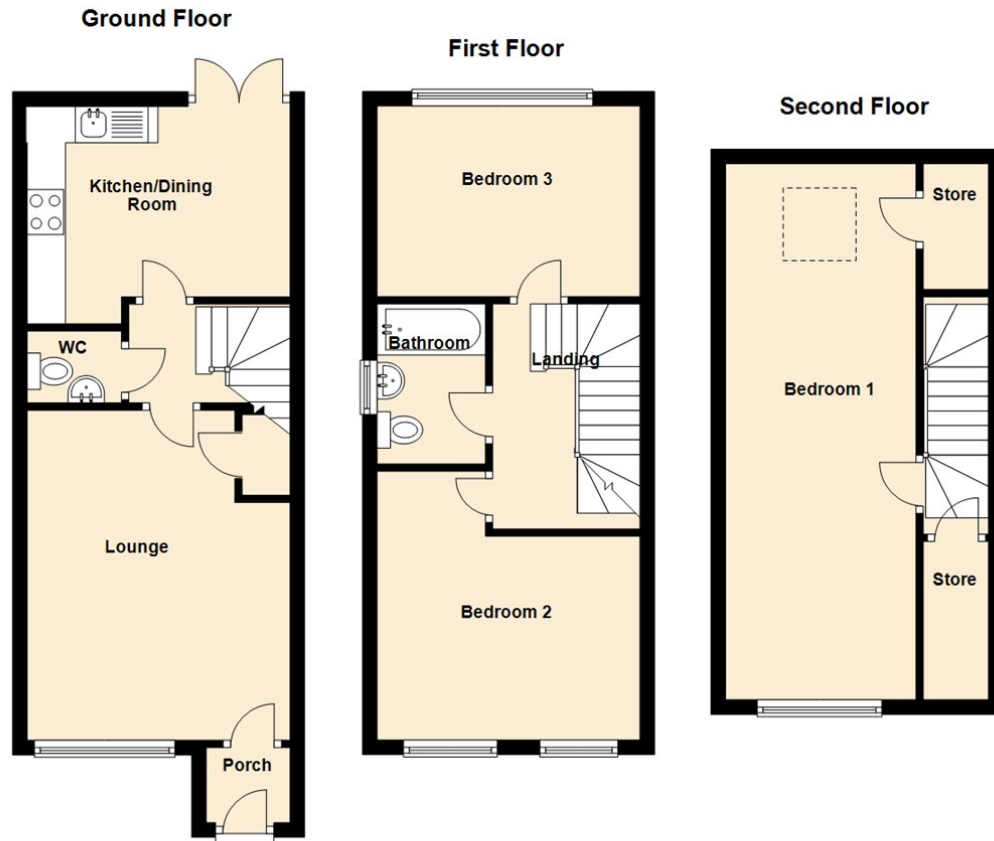
Council Tax band *C*



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.



The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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
Newcastle 0191 284 4050
High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



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