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- Second Floor Apartment
- Open-Plan Living
- Two Balconies
- Stunning River Views
- Transport Links
- Well-Presented
- One Bedroom
- Desirable Location
- Local Facilities
- Council Tax band *B*





Jan Forster Estates welcome to the rental market this well-presented second floor apartment, situated within the popular Staithes development in Gateshead. This home is available now and is offered unfurnished.

The property is close to a fantastic range of local amenities, including charming cycling and walking routes nearby. Both the Metrocentre and Team Valley retail parks are easily accessible, while excellent transport links provide convenient connections to Gateshead and Newcastle city centre.

The accommodation enjoys stunning river views and briefly comprises: an inviting open-plan living space featuring a bright and airy lounge area with access to a private balcony overlooking the river- perfect for relaxation, and a modern kitchen with both top and floor units. There is a spacious double bedroom adorned with floor-to-ceiling windows and French doors that open onto a private balcony, as well as an ensuite facility which offers added privacy and convenience. There is also a walk in wardrobe and a modern bathroom WC. Further benefits include electric heating and double glazing.

For more information and to book a viewing, please, call 0191 236 2070.

Council Tax band *B*



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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