





2



2



1

- City Centre Location
- Fully Furnished
- First Floor Apartment
- Walking Distance to Universities
- Council Tax Band *C*
- Available Start September
- Two Bedrooms
- Secure Entry System
- Excellent Transport Links
- Call For more Information





Nestled in the vibrant heart of Newcastle city centre, this superb two-bedroom first floor apartment in the sought-after Brady & Martin Court development offers the perfect blend of comfort, convenience, and city living. Available from the 1st September on a furnished basis, this property presents an exceptional opportunity for professionals seeking a modern home in a prime location.

The property is accessed via a communal entrance with stairs to all floors and briefly comprises: - entrance hallway, lounge, dining room, stylish kitchen with fitted units, two bedrooms and a modern shower room WC. Further benefits include electric heating and double glazing.

The apartment enjoys a highly desirable setting just a short walk from Newcastle and Northumbria Universities, making it ideal for those in academia. The RVI Hospital is also within close reach, while the city's iconic amenities are right on your doorstep. Whether it is shopping at Eldon Square, catching a show at the Theatre Royal, exploring the independent eateries and cafés, or enjoying the nightlife that Newcastle is famous for, everything you need is within easy reach.

Brady & Martin Court is a well-maintained and secure development, offering a peaceful retreat amidst the energy of the city. With its excellent transport links, including nearby Metro stations and bus routes, this apartment offers unparalleled access to all parts of Newcastle and beyond.

Early viewing is highly recommended to avoid disappointment. To arrange your viewing, please contact our team on 0191 236 2070.

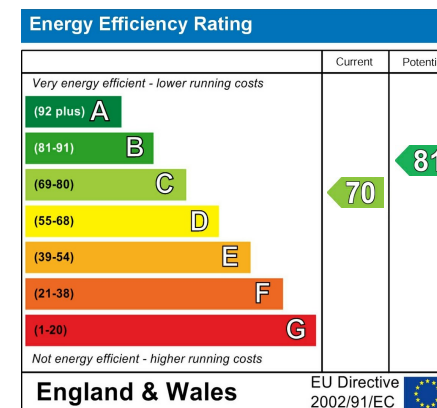
Council Tax band *C*.



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

