





- Charming Flat
- First Floor
- Great Local Shops
- Gas Central Heating
- Available End of October
- Two Bedrooms
- Recently Redecorated
- Desirable Location
- Double Glazing
- Council Tax Band: A





TWO DOUBLE BEDROOMS | UNFURNISHED | SOUGHT AFTER LOCATION

Situated in the heart of the ever desirable Brunton Park in Gosforth, this recently redecorated two bedroom first floor flat is offered unfurnished and available end of October on an unfurnished basis.

This property enjoys a prime position with a fantastic range of local amenities quite literally on the doorstep - including a charming deli, a coffee shop, a convenience store and a handy post office. For even more extensive facilities, Gosforth's vibrant high street is just a short distance away, offering everything from restaurants and cafés to supermarkets and excellent transport links.

Internally, the accommodation is well-presented and briefly comprises: a private entrance with stairs to the landing, a bright and airy lounge and a modern kitchen fitted with a range of wall and base units, as well as an integrated oven and hob. There is a stylish shower room with WC and there are two generously sized bedrooms, both offering excellent natural light. The property further benefits from double glazing throughout and a gas combination central heating system. Additionally, the loft space is fully boarded, providing valuable extra storage.

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

The owner is an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association and we are making this disclosure to avoid any potential conflict of interests.

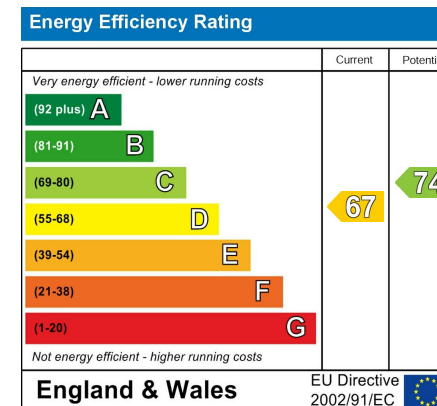
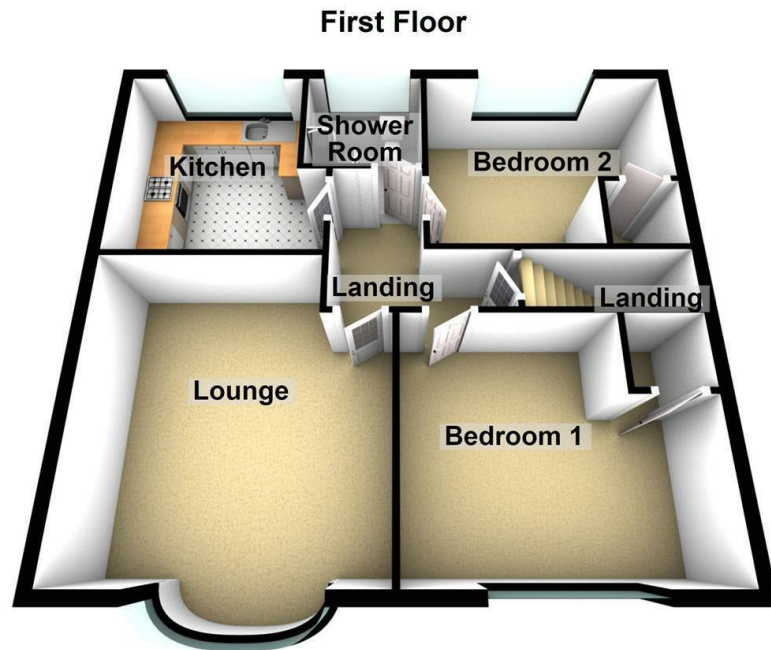
Council Tax Band: A



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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www.janforsterestates.com

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

