





- **First Floor Flat**
- **Available NOW**
- **Furnished**
- **Secure Entry System**
- **Two Double Bedrooms**
- **Council Tax Band: A**
- **Close To Metro**
- **Viewing Recommended**
- **Call For More Information**





Located in a well regarded area on Church Road, in South Gosforth, this well-presented first-floor flat is available now and offered unfurnished.

Accessed via a communal entrance and stairs, the property features a bright and airy lounge, a modern kitchen with fitted wall and floor units and an integrated oven and hob, two good-sized bedrooms, and a modern bathroom WC with overhead shower. The flat also benefits from gas central heating and double glazing throughout

Perfectly positioned just a short walk from local shops, cafes, and excellent transport links, including South Gosforth Metro Station, this superb flat also offers easy access to green open spaces and Newcastle city centre.

This property must be viewed to be fully appreciated. For more information and to book a viewing, please call our Gosforth office on 0191 236 2070.

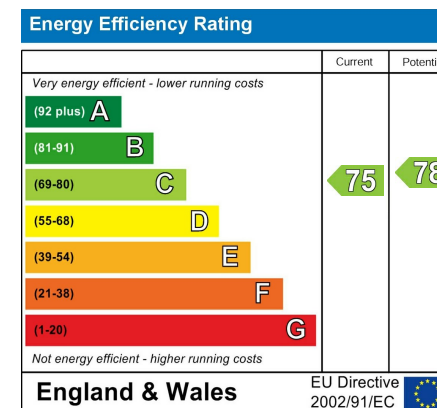
Council Tax Band: A.



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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