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- Ground Floor Apartment
- Two Bedrooms
- Excellent Transport Links
- Off Street Parking
- Call For More Information
- Unfurnished
- Sought after Location
- Available Mid October
- Viewing Recommended





This well presented, two-bedroom, ground floor apartment is positioned in central Low Fell. Available mid-October and offered unfurnished.

The sought after location delivers easy access to a wide range of local amenities including well regarded schools, Team Valley Trading Estate, The Queen Elizabeth Hospital and is well served by major transport links.

The property is accessed via a main entrance and secure telephone intercom system opening to the resident's lobby. Briefly comprising: - entrance hallway leading to the lounge, kitchen with fitted units, two double bedrooms and a bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally there are landscaped gardens along with ample off-road parking for residents.

Viewings are highly recommended. For more information, please call our team on 0191 236 2070.

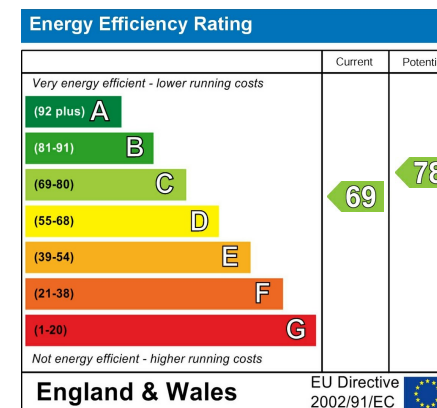
Council Tax band: C



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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