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- Popular Location
- Ground Floor
- Log Burner
- Available End of September
- Excellent Amenities Nearby
- One Bedroom Apartment
- Spacious Layout
- Unfurnished
- Council Tax Band: E
- Viewing A Must





Jan Forster Estates are delighted to offer to the rental market this unique and exceptionally spacious one-bedroom apartment, located within the exclusive Mansion Heights development. The property is offered on an unfurnished basis and will be available from the end of September.

Internally, the apartment comprises a welcoming entrance hallway leading to a convenient guest WC. The generous lounge benefits from dual aspect windows and a charming log burner, creating a bright yet cosy living space. The stylish open-plan kitchen and dining area features sleek high-gloss fitted units, ideal for both everyday living and entertaining. The spacious double bedroom is complemented by a modern en-suite bathroom, complete with an overhead shower.

Further benefits include gas central heating, an allocated parking space, and secure gated access to the development, offering both comfort and peace of mind.

Positioned close to a range of excellent local amenities and convenient transport links, the property is ideally located for modern living. Residents benefit from nearby retail options, including the Metrocentre, as well as local supermarkets, cafés, and restaurants. Excellent road and public transport connections provide easy access to Newcastle city centre, Gateshead, and surrounding areas, making it ideal for commuters. The neighbourhood also offers green spaces, reputable schools, and healthcare facilities, creating a well-rounded living environment.

For more information or to arrange a viewing, please contact our dedicated team on 0191 236 2070.

Council Tax Band: E





The difference between house and home

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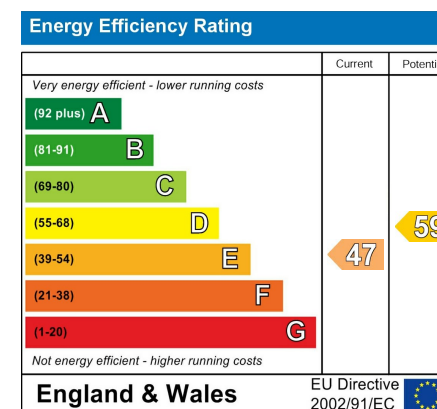


www.janforsterstates.com

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.



Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

