







- Available Now
- Unfurnished
- Off Street Parking
- Close To Metro
- Viewing Recommended
- Three Bedrooms
- Front and Rear Gardens
- Excellent Amenities
- Council Tax Band: B
- Call for More Information







Occupying a pleasant position within Ascot Walk, this three bedroom, terraced property is available now and offered unfurnished.

Located in the ever popular Kingston Park, with easy access to a wealth of local amenities including schools, shops, retail park, local superstore, and superb transport links with the Metro and A1 Motorway.

The property has been refurbished throughout and briefly comprises to the ground floor: - entrance porch, lounge with open plan staircase and a bright and airy kitchen dining room with sleek fitted units, integrated oven and hob and access to the rear. To the first floor there are three good sized bedrooms and a stylish family bathroom WC with shower over the L-shaped bath and under sink storage. Further benefits include gas central heating and double glazing.

Externally there are east to maintain gardens to both the front and rear along with off street parking for up to two cars.

Viewing comes highly recommended to appreciate the standard and location this property has to offer. To book yours or for more information please call 0191 236 2070.

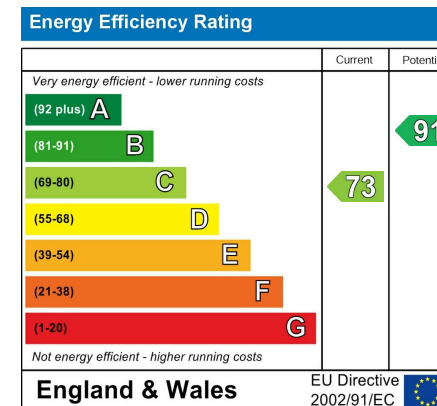
Council Tax band: B



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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