



 Jan Forster

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2005

2025

Durham Road | | Low Fell | NE8 4AQ

£475 Per Calendar Month



- Central Location
- One Bedroom
- Furnished
- Available Now
- First Floor
- Excellent Transport Links
- Close To Amenities
- Council Tax Band: A
- Viewing Essential
- Call For More Information





**** SINGLE OCCUPANTS ONLY **** This one-bedroom, first-floor apartment is ideally situated on the ever-popular Durham Road in Gateshead and is available now on a furnished basis.

Situated in a desirable and well-connected area, the property is close to a wide range of local amenities, including shops, cafes, and leisure facilities. Commuters will benefit from superb transport links, with regular bus services running along Durham Road, as well as easy access to the A1(M), Gateshead Interchange, and Newcastle City Centre, making it a convenient base.

Internally, the property is made up of an entrance lobby and stairs to the first-floor landing, a spacious lounge/dining room, shower room with WC, and a good-sized double bedroom featuring a convenient in-room sink. Additional features include gas central heating and double glazing throughout.

Early viewings are highly recommended. For more information and to book, please call our team on 0191 236 2070.

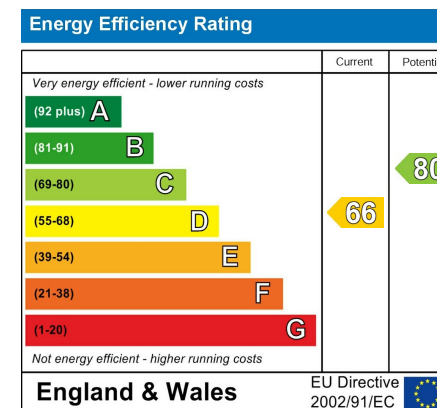
Council Tax Band: A



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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Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

