



 **Jan Forster**

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Roseden Way | Newcastle Upon Tyne | NE13 9DS
£1,600 Per Calendar Month



4



2



2

- **Sought After Location**
- **Four Bedrooms**
- **Available Now**
- **Ground Floor WC**
- **Viewing Recommended**
- **Stunning Detached Home**
- **Two Bathrooms**
- **Unfurnished**
- **Driveway and Garage**
- **Call For More Information**





Located in the highly sought-after Great Park development, this impressive detached four-bedroom family home offers generous and well-balanced accommodation arranged over two floors. Offered unfurnished and available immediately,

The executive development is within easy access to a wealth of local amenities including schools, shops, local superstore, and Kingston Park retail park with further amenities easily accessed in Newcastle and Gosforth via the A1 motorway and nearby Metro station. Access to nearby Havannah Nature Reserve, Big Waters and Gosforth Park would also appeal to nature lovers and those who enjoy country walks.

The ground floor comprises a spacious hallway with a striking central staircase, a reception room, and a spacious lounge featuring French doors opening to the rear garden. The stylish kitchen is fitted with modern units, a breakfast bar and integrated appliances and also benefits from French doors to the rear, creating an excellent space for family living and entertaining. A handy utility room with ground floor WC complete the accommodation on this level.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, along with a contemporary family bathroom with WC. The property further benefits from gas central heating and double glazing throughout.

Externally there is off street parking to the front leading to the detached garage and there is a private garden to the rear.

Early viewing is essential to appreciate the accommodation offered. To book your viewing, call our rental team on 0191 236 2070.

Council Tax Band: E



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



www.janforsterestates.com

Contact Us: 0191 236 2070

