



 **Jan Forster**



- Popular Location
- Two Bedrooms
- Unfurnished
- Garage in Block
- Viewing A Must
- First Floor
- Available Now
- Parking
- Close To Amenities
- Call For More Details





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Located on the well regarded Beacon Drive, in Brunswick Green, this delightful two-bedroom first-floor flat offers comfortable living in a popular residential area, just North of Gosforth

The quiet, leafy estate offers a wealth of local amenities, and the property is ideally positioned with excellent local amenities just a short walk away, including shops, a post office, schools, and regular public transport links to Gosforth and Newcastle. One of the area's key highlights is its proximity to local green spaces including Big Waters Nature Reserve.

Accessed via a private entrance and internal stairs, the flat briefly comprises a bright and spacious lounge with views across the communal green – a perfect space for relaxing after a long day – along with two good-sized bedrooms. The modern kitchen is fully fitted with a range of units, integrated appliances, and stylish worktops, while the bathroom features a three-piece suite with shower over bath.

Additional features include gas central heating and double glazing. Externally, residents benefit from off-street parking and there is a private garage in a nearby block.

For more information and to book a viewing, please call our team on 0191 236 2070.

Council Tax band: A



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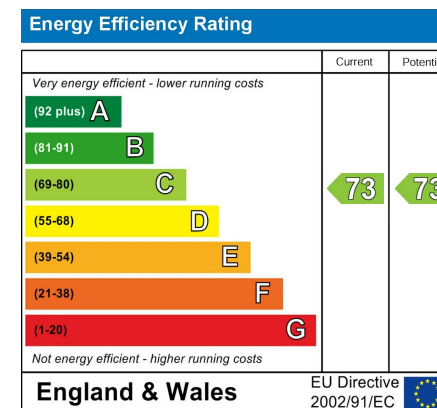


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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding 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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