





- Available Early May
- Unfurnished
- Private Rear Courtyard
- Council Tax Band \*A\*
- Modern Decor
- Two Bedrooms
- Transport Links
- Local Amenities Nearby





Jan Forster Estates are delighted to bring to the rental market this modern, well presented first floor flat. The property is offered unfurnished, available Early May and is located in a popular residential area, close to the Metrocentre and Team Valley trading estate.

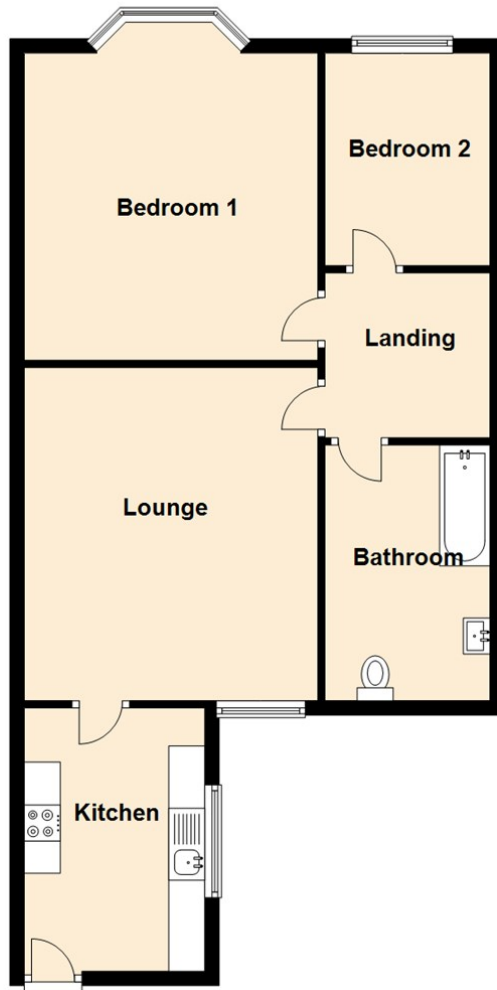
Internally the property briefly comprises:- entrance and stairs to the first floor, spacious lounge diner, two good sized bedrooms, a modern bathroom with three piece suite and an updated kitchen with a range of wall and floor units and an integrated oven and hob. The property further benefits from gas central heating, double glazing and a part boarded loft with hatch and loft ladder for storage. Externally there is a private courtyard to the rear.

Viewings are highly recommended. For more information and to book a viewing please call our Low Fell branch on 0191 487 0800.

Council Tax band \*A\*.



### First Floor



### The difference between house and home

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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.

| Energy Efficiency Rating                           |                            |           |
|----------------------------------------------------|----------------------------|-----------|
|                                                    | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | <b>67</b>                  | <b>77</b> |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

|                                   |                      |
|-----------------------------------|----------------------|
| <b>Gosforth</b>                   | <b>0191 236 2070</b> |
| <b>Newcastle</b>                  | <b>0191 284 4050</b> |
| <b>High Heaton</b>                | <b>0191 270 1122</b> |
| <b>Tynemouth</b>                  | <b>0191 257 2000</b> |
| <b>Low Fell</b>                   | <b>0191 487 0800</b> |
| <b>Property Management Centre</b> | <b>0191 236 2680</b> |



[www.janforsterestates.com](http://www.janforsterestates.com)

