





- **Detached Home**
- **Flexible Long Term Tenancies**
- **Driveway and Garage**
- **Corporate Landlord**
- **Viewing Recommended**
- **Available Now**
- **Pets Would Be Considered**
- **Professionally Managed**
- **Council Tax Band: E**
- **Call For More Information**





Jan Forster Estates are delighted to offer this delightful, four-bedroom, detached home, located on Eden Park Court, in Kanton bank Foot. The property will appeal to a growing family. Available now and unfurnished with white goods only.

The location offers excellent transport links via the A1, Metro, and local bus routes. Nearby amenities include well-regarded schools and the wide range of shops and services at Kingston Park Retail Park.

An impressive 4-bedroom home featuring an integral garage. On the ground floor, you will find a stunning kitchen dining room with French doors that seamlessly connect the indoor and outdoor spaces. There is also a spacious lounge and a handy ground floor WC.

The first-floor features 4 double bedrooms, the main bedroom with a luxury en-suite bathroom. The contemporary family bathroom WC completes the layout. Further benefits include gas central heating, double glazing and ample storage throughout.

Externally there is a garden and driveway to the front leading to the garage and there is also a generous garden to the rear with a patio area and lawn.

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

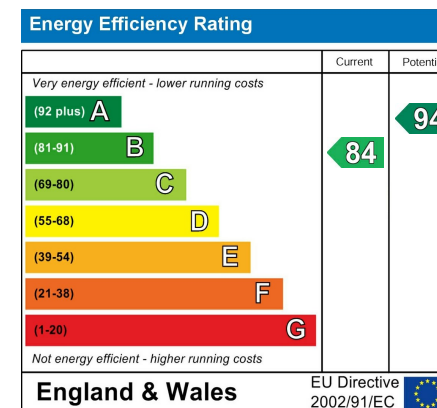
Council Tax Band: E



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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