



## 15 Forth Banks, Newcastle Upon Tyne, NE1 3PN

£950 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* situated on the ever popular Newcastle Quayside with stunning views over the River Tyne, is this fabulous two bedroom apartment on an unfurnished basis. The apartment is accessed via a secure entrance with a lift, stairs access and allocated parking. The apartment briefly comprises of; large open plan lounge/kitchen area with floor to ceiling windows allowing lots of natural light and unrivalled views. In the kitchen you will find an abundance of integrated appliances such as an oven, hob, fridge/freezer and dishwasher. There is also a freestanding washing machine within the hallway storage cupboard. Both double bedrooms have views of the river and there is a modern family bathroom. The apartment is heated via electric heaters and has UPVC windows throughout. The area itself is an ideal location for restaurants, bars and exploring the city which is steeped in heritage. We anticipate high demand on this apartment and would advise an early viewing to avoid disappointment.

### **Communal Entrance**

Secure communal entrance with access to the lift and stairs.

### **Apartment Hallway**

With access doors to lounge, both bedrooms, bathroom and a large storage cupboard.

### **Lounge/Dining Kitchen**



Spacious lounge with floor to ceiling windows, kitchen complete with breakfast bar and integrated appliances.

### **Main Bedroom**

Bright and airy main bedroom with views over the River Tyne.

### **Bedroom Two**



Good sized second double bedroom.

### **Bathroom/WC**

Fitted with a modern low level WC, wash hand basin and shower over the bath.

### **Allocated Parking**

Secure allocated parking space.

### **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy

agreement (and/or Deed of Guarantee) within 15 Calendar days

**Upfront Costs:**

1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

### **Material Information**

Flood Risk - No Risk

Local Authority - Newcastle City Council

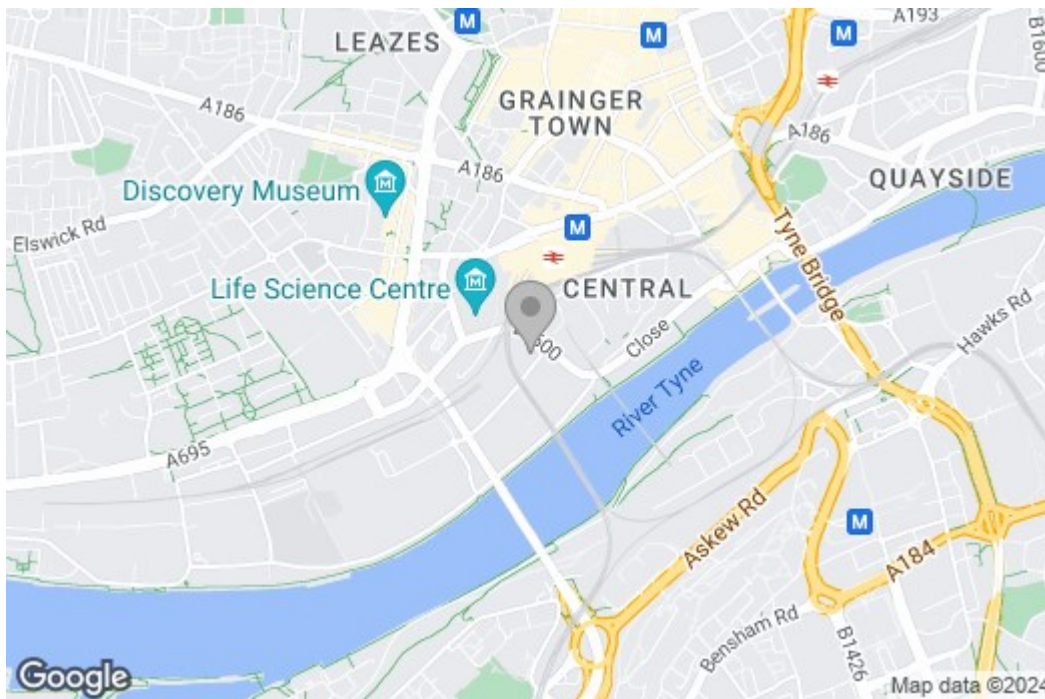
Satellite/Fibre TV Availability - BT, Sky

Broadband - Basic, Superfast, Ultrafast

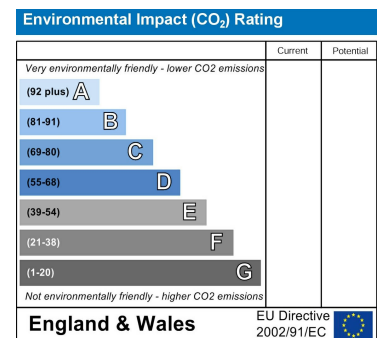
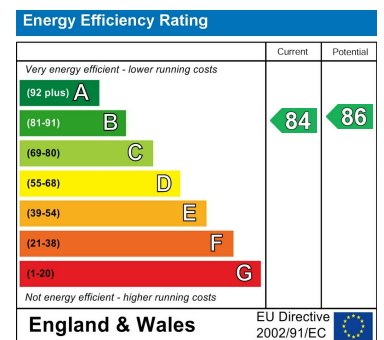
Mobile Coverage - Vodafone, O2

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.