





- **Two Bedroom Apartment**
- **First Floor**
- **New Build**
- **Situated in Earsdon View**
- **Unfurnished**
- **Excellent Location**
- **En-Suite Facilities**
- **Allocated Parking**
- **Available 1st April**
- **Viewing Essential**





Jan Forster Estates bring to the market this luxury two bedroom, first floor apartment in the sought after Earsdon View, Shiremoor. The property is available April 1st and is offered on an unfurnished basis.

Internally the the property briefly comprises:- entrance hallway, bright and airy lounge with Juliet balcony, kitchen with fitted wall and floor units and integrated oven and hob, two bedrooms; the main with an en suite, and there is also a bathroom WC with three piece suite. Externally there is an allocated parking space.

The property is well placed for access to main travel links to include the A19 and the Tyne Tunnel. The Cobalt Business Park and Silverlink Shopping Park are also within easy reach.

For information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is.

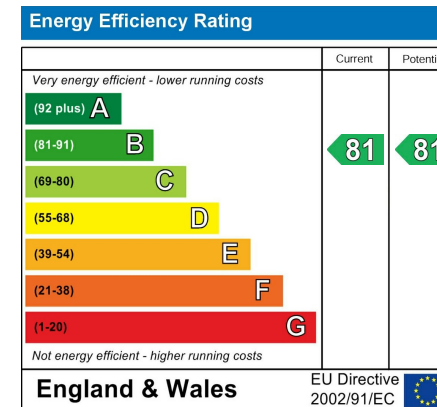
Council Tax Band *B*



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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