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- Popular Location
- Two Bedrooms
- Close To Amenities
- Available End of September
- Viewing Recommended
- First Floor
- Great Location
- Furnished
- Priority Views
- Council Tax Band \*D\*





\*\* Video Tour on our YouTube Channel | [https://youtu.be/-wK2cV\\_Xg1I](https://youtu.be/-wK2cV_Xg1I) \*\*

Jan Forster Estates are delighted to welcome to the rental market this spacious, first-floor flat which is Available at the end of September on a furnished basis.

The accommodation briefly comprises: - communal entrance hall with stairs to the first floor, entrance hallway, bright and airy lounge with bay window and feature fire, kitchen fitted shaker-style units and integrated oven and hob and a handy utility area. There are two double bedrooms, the main with a bay window and built-in storage and there is a modern, tiled bathroom/w.c. with shower over the bath. The property further benefits from gas central heating and double glazing. Externally there is a shared yard to the rear.

The property is positioned in a fantastic location, within walking distance of Tynemouth Priory and King Edwards Bay and also within easy reach of North Shields Fish Quay along with a fabulous variety of local amenities including cafes, bars, and restaurants. There are good transport links and prime bus routes nearby. For the growing family, the property is well positioned for access to very well-regarded schools.

For more information and to book a viewing, contact our team on 0191 257 2000.

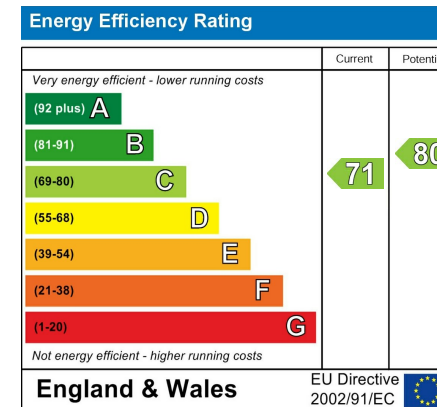
Council Tax band \*D\*.



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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