



 Jan Forster



- Two Double Bedrooms
- Available NOW
- Ground Floor Apartment
- Offered Unfurnished
- Secure Entry System
- Council Tax Band: B
- Allocated Parking
- Early Viewing Recommended
- Call For More Information





Jan Forster Estates are delighted to bring to the rental market this modern two double bedroom ground floor apartment. Available NOW and offered on an unfurnished basis.

Situated on the highly sought after development in Commissioners Wharf, overlooking North Shields Marina, the property is just a short distance from the popular Royal Quays Outlet and the North Shields International Ferry Terminal. Also, just a short drive to the A19 which provides links to the Coast Road, Newcastle City Centre, and South Tyneside.

Briefly comprising:- a stunning open plan lounge/kitchen/diner with fitted units, integrated oven and hob, and French doors leading out, two double bedrooms, and a modern bathroom WC with a shower over the bath. Externally there is allocated parking.

Early viewings are highly recommended. To book yours or for more information please call our Coastal team on 0191 257 2000.

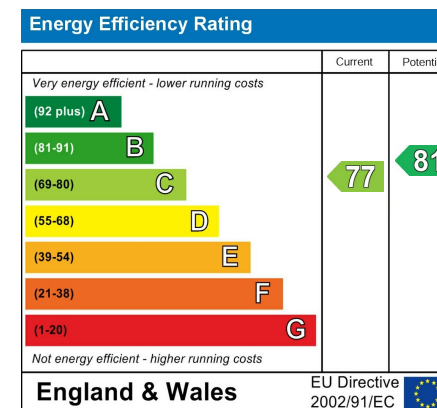
Council Tax band: B



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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