







- Popular Location
- Ground Floor
- Excellent Amenities Nearby
- Gas Central Heating
- Viewing Recommended
- Two Double Bedrooms
- Recently Refurbished
- Communal Gardens
- Double Glazing
- Call For More Information







Jan Forster Estates are delighted to welcome to the market this spacious two-double bedroom, ground floor apartment. This property is offered on an unfurnished basis and is available from mid July.

The property is positioned in a great location, close to Four Lane Ends Metro interchange along with a wide range of local shops and amenities.

Internally the property briefly comprises:- communal entrance hallway, bright and airy lounge/diner, kitchen with fitted wall and floor units, two good-sized bedrooms both with built-in storage, and a three piece bathroom WC. The property benefits from ample storage and double glazing. Externally there are communal gardens and further benefits include a secure entry system.

We anticipate an extremely level of viewings. To arrange yours or for more information please call our team on 0191 270 1122.

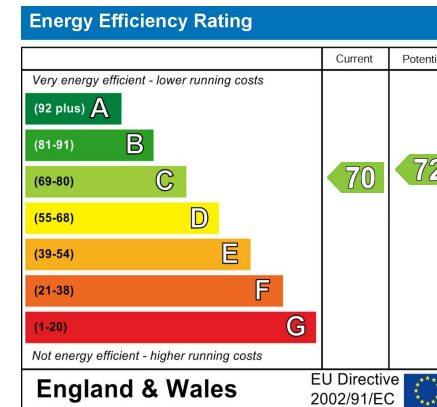
Council Tax Band \*A\*.



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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<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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