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- Popular Location
- Ground Floor
- Unfurnished
- Council Tax Band *A*
- Viewing Recommended
- One Bedroom
- Available Now
- Close To Metro
- Communal Gardens
- Call For More Information





Jan Forster Estates welcome to the rental market this one bedroom, ground floor flat located on the popular Boston Court in Forest Hall.

The property is within easy walking distance of both Metro and bus links, providing direct and convenient access to Newcastle city centre and the charming coastline. Residents will also appreciate the close proximity to handy local shops and amenities. For nature lovers and outdoor enthusiasts, the beautiful Rising Sun Country Park and other green spaces are just a short stroll away, offering the perfect escape for relaxation.

The building is accessed via a communal entrance and briefly comprises; open plan living area/kitchen, one double bedroom and a bathroom WC. Further benefits include electric heating and double glazing. Externally there are communal gardens.

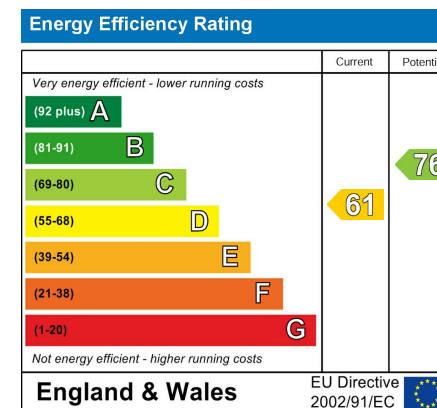
For more information and to book a viewing, please, call our rental team on 0191 270 1122.

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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