





- Upper Floor Flat
- Available Now
- Furnished / Unfurnished
- Well-Presented
- Two Bedrooms
- Rear Garden
- Popular Area
- Local Facilities
- Transport Links
- Council Tax Band: A





Jan Forster Estates welcome to the lettings market this well-presented, two-bedroom, upper floor flat, positioned in a popular residential area in High Heaton. The property is available now on unfurnished basis however the landlord would supply furniture if needed there would be an increase on the rent to take this option.

The location is within easy reach of a wide range of local amenities, including well-regarded schools, a selection of shops and supermarkets, the renowned Freeman Hospital, and several attractive parks. Excellent public transport links provide quick and easy access to Newcastle city centre, with its extensive choice of amenities, dining options, and entertainment venues.

The accommodation briefly comprises: a bright and airy lounge with a feature bay window, well-appointed kitchen with top and floor units, two bedrooms- the main one benefitting from built-in wardrobes providing ample storage, and a modern shower room WC. Externally, there is a garden to the rear.

For more information and to book a viewing, please, call our High Heaton branch on 0191 270 1122.

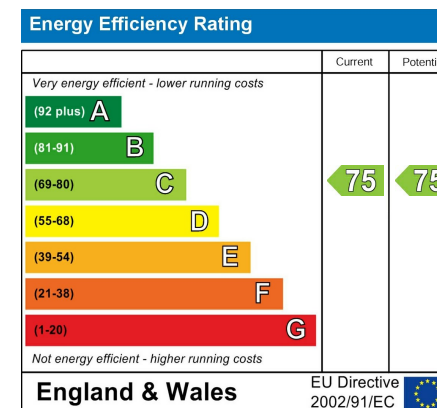
Council Tax Band: A



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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