



 Jan Forster



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- Ground Floor Flat
- Single Garage
- Available Now
- Close To Amenities
- Must Be Viewed
- Two Bedrooms
- Unfurnished
- Secure Entry System
- Call For More Information



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**** Video Tour on our YouTube Channel | <https://youtu.be/Tzz1iLw7Aew> ****

This two bedroom, ground floor flat is positioned in Rowan Court, a most desirable and popular location within Forest Hall. Available now and offered unfurnished.

The location is close to a wealth of local amenities in Forest Hall and Killingworth including shops, restaurants and supermarkets along with great transport links to Newcastle City Centre. The property is also within walking distance of the Metro station at Palmersville.

The accommodation on offer briefly comprises:- communal entrance hallway, private hallway, spacious lounge leading into a modern fitted kitchen with an integrated oven and hob, two good sized bedrooms with fitted storage, and a contemporary three piece bathroom with shower over the bath. Externally the property benefits from communal gardens and there is a garage in a separate block.

For more information and to book your viewing please call 0191 217 1122.

Council Tax band: A



Ground Floor



The difference between house and home

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www.janforsterestates.com

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

