





- Two Bedrooms
- Available Now
- Allocated Parking
- En-Suite Facility
- Good Transport Links
- First Floor Apartment
- Well Presented
- Lift Access
- Close to Local Amenities
- Viewing Recommended





\*\* Video Tour on our YouTube Channel | <https://youtu.be/0doOhhQY4Gg> \*\*

Situated in a highly sought after area in High Heaton, this beautifully presented first floor apartment is available Now for rent on an unfurnished basis.

Conveniently positioned, this location offers excellent access to local shops, highly regarded schools, and superb transport links, including Four Lane Ends Metro for easy city connectivity. Close to the Freeman Hospital and surrounded by green spaces, the area combines everyday convenience with a peaceful, well-connected setting.

The accommodation briefly comprises: - entrance hallway with store cupboard, spacious lounge with French doors giving access to the L shaped balcony, integrated kitchen with fitted wall and floor units, two double bedrooms; the main with an en-suite shower room, and there is also a three-piece bathroom WC. Further benefits include gas central heating and double glazing.

Externally, there are a range of communal gardens and visitor parking spaces, with an allocated parking space for this property.

We anticipate an extremely high level of viewings on this delightful apartment. For more information and to book your viewing please call our High Heaton branch on 0191 270 1122.

Council Tax Band: B

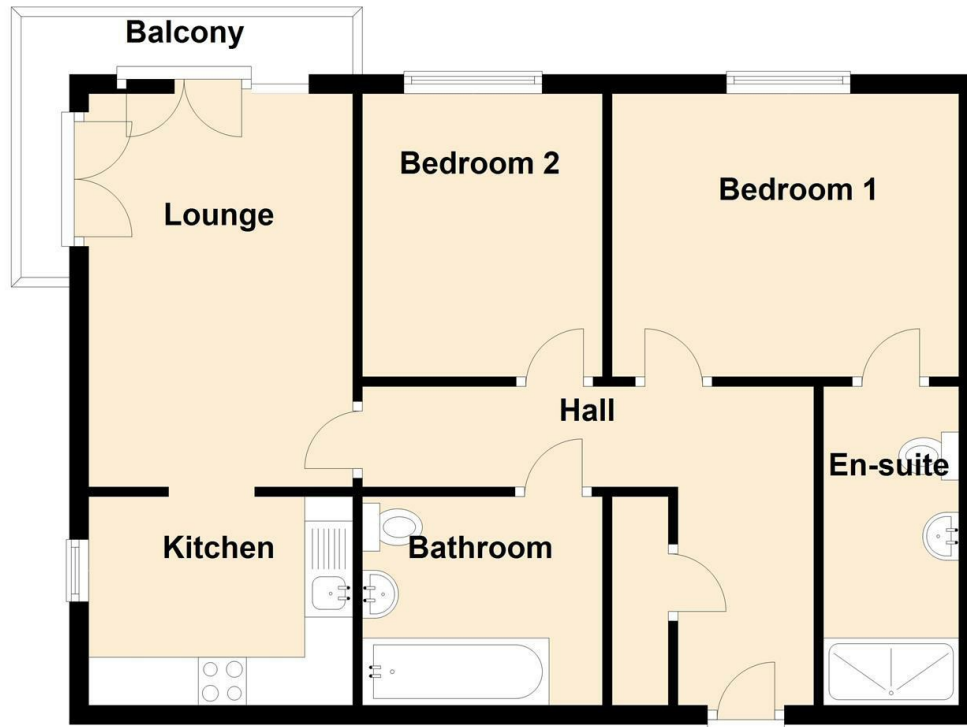


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.

## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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