



 Jan Forster

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2005

2025

Trewhitt Road | Newcastle Upon Tyne | NE6 5LU
£895 Per Calendar Month



- Ground Floor Flat
- Available Now
- Offered Unfurnished
- Open Plan Living
- Two Bedrooms
- Private Rear Yard
- Popular Area
- Excellent Facilities
- Transport Links
- Council Tax Band: A





Jan Forster Estates present to the rental market this two-bedroom ground floor flat, positioned on the highly sought-after Trew hitt Road in Heaton. The property is available now and is offered unfurnished.

The flat enjoys a highly convenient location, perfectly positioned for access to a wide range of local amenities including shops, schools, activity centres, as well as attractive green spaces ideal for those who enjoy walking, running, or spending time outdoors. This desirable setting strikes an excellent balance between everyday practicality and lifestyle appeal. Public transport links are easily accessible, with nearby metro stations and local bus routes providing quick and efficient connections to Newcastle city centre and the surrounding areas.

Internally, the property briefly comprises: an entrance hallway leading to a spacious open-plan living area that combines the lounge, dining space, and a well-appointed kitchen fitted with a range of wall and base units, with access to the rear. There are two bedrooms, with the main one featuring a charming bay window that fills the room with natural light. A contemporary three-piece shower room WC completes the layout. Additional benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Externally, the property enjoys a private rear yard with garage door access, providing secure and versatile outdoor space.

Viewings come highly recommended with this property. To book yours or for more information, please call our rental team on 0191 236 2070.

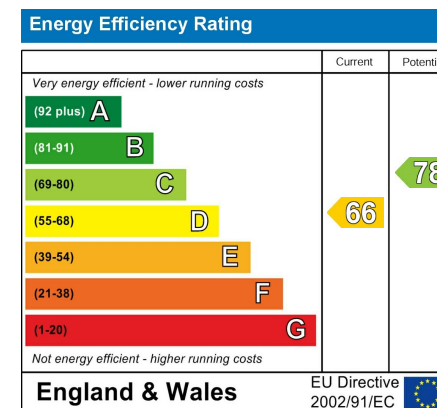
Council Tax Band: A



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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