

 **Jan Forster**

MORE IMAGES COMING SOON!

Viewings being booked... register your interest today



Call **0191 270 1122** for more information



- Popular Location
- Available Mid November
- First Floor
- Good Transport Links
- Viewing Essential
- Two Bedrooms
- Unfurnished
- Close To Shops
- Council Tax Band: A
- Call For More Information

Jan Forster Estates are delighted to present this two bedroom, first-floor flat, located on the popular Stoneleigh Avenue, in Longbenton. The property is available mid November on an unfurnished basis.

Perfectly positioned for a wide range of local amenities, the property offers easy access to both Longbenton and Four Lane Ends Metro stations, making it an excellent choice for commuters travelling to Newcastle City Centre, Gosforth, or coastal areas such as Whitley Bay and Tynemouth. The surrounding neighbourhood benefits from a variety of shops, cafés, and supermarkets, as well as leisure facilities, parks, and well-regarded schools, contributing to its strong community feel and popularity with professionals and families alike.

Internally, the accommodation briefly comprises: communal entrance with stairs to the first floor, a spacious lounge, fitted kitchen, two well-proportioned bedrooms, and a bathroom WC. Additional benefits include gas central heating and double glazing throughout.

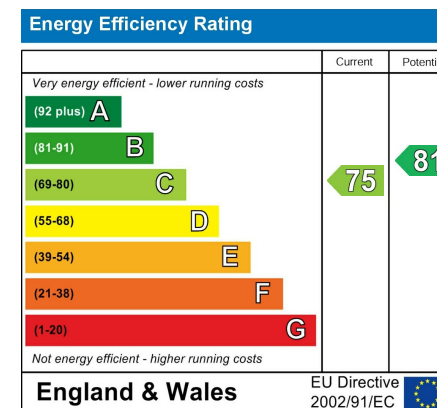
For more information and to arrange a viewing, please call our team on 0191 270 1122.

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.



The difference between house and home

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Tynemouth

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Property Management Centre

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