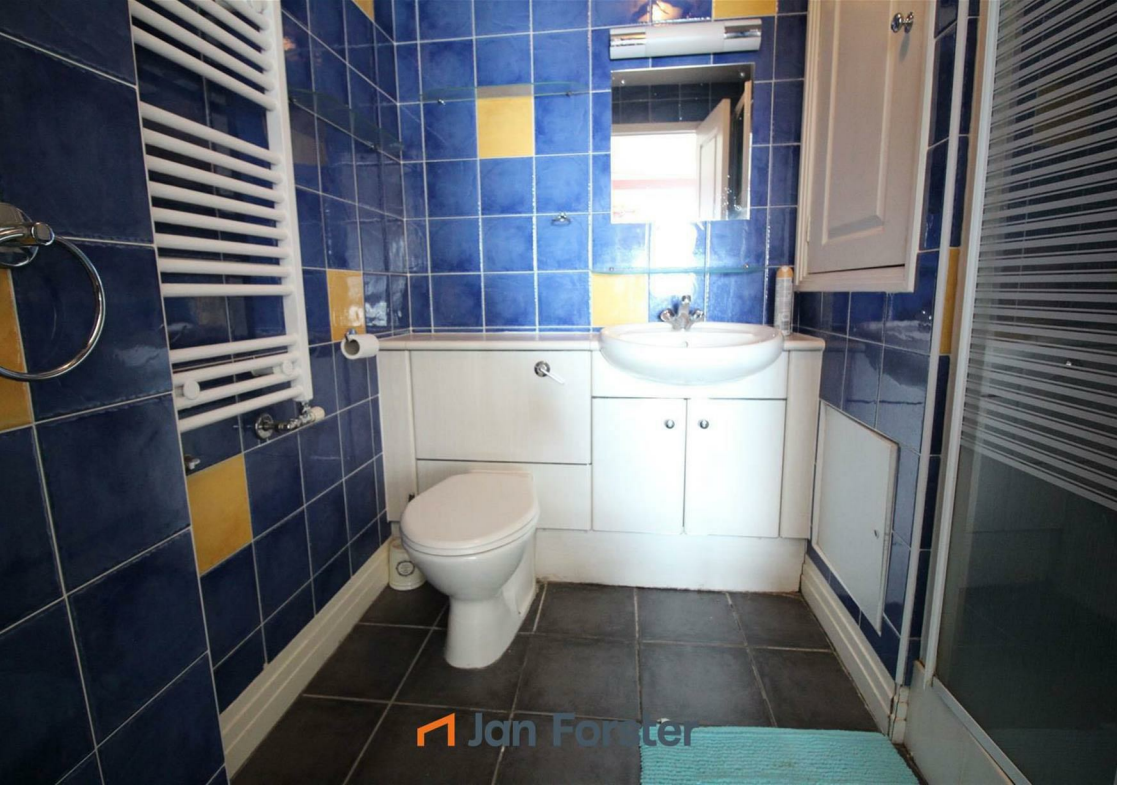
Jan Forster

The Wills Building | Cochrane Park | Newcastle Upon Tyne | NE7 7RG

£950 Per Month

2 1 2

- Two Double Bedrooms
- Furnished Basis
- Council Tax Band: D
- Secure Entry System
- Visitor Parking
- Top Floor Apartment
- Available End of September
- Allocated Parking
- Lift to all Floors
- En-Suite Facility



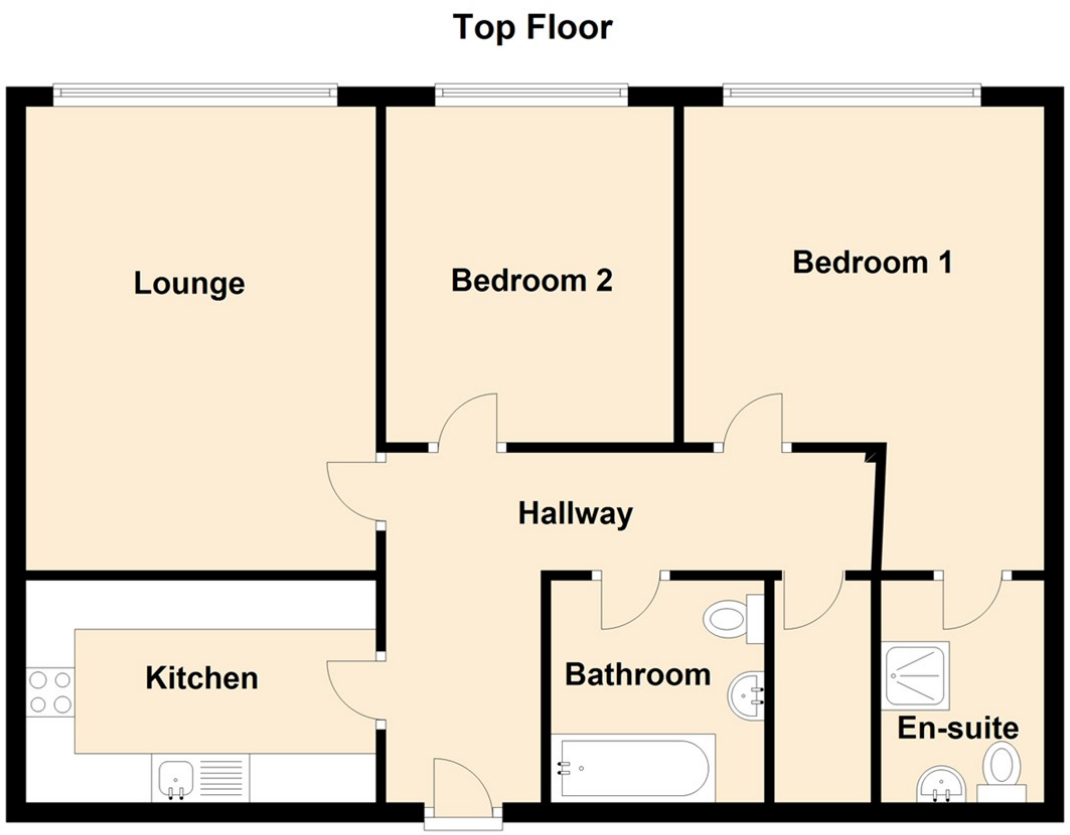
This two bedroom, top floor apartment with allocated & visitor parking is available at the end of September on a furnished basis.

Situated within the highly regarded Wills Building in the popular Cochrane Park area, this well-located apartment offers convenient access to the Freeman Hospital, a range of local amenities, and excellent road and public transport links. With easy access to Newcastle city centre and the surrounding areas, this is an attractive and convenient place to call home.

The building is accessed via a communal entrance with lift and stair access to all floors and the property briefly comprises:- entrance hall, lounge with feature window, fitted kitchen with integrated appliances, two double bedrooms; bedroom one benefiting from an en-suite facility, and there is also a three piece bathroom WC. Externally there are communal gardens and a secure allocated off street parking space to the rear of the building and communal visitors parking to the front.

For more information and to book a viewing please call our branch on 0191 236 2070.

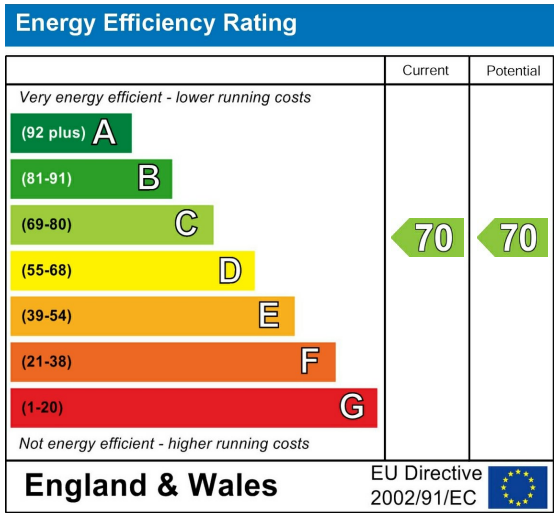
Council Tax band: D



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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www.janforsterestates.com

Contact Us: 0191 236 2070