



 **Jan Forster**

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Dukesfield | Shiremoor | Newcastle Upon Tyne | NE27 0EZ
£850 Per Calendar Month



2



1



1

- **Two Double Bedrooms**
- **Available Now**
- **Handy for Shops**
- **Modern Build**
- **Viewing Recommended**
- **Ground Floor Flat**
- **Gas Central Heating**
- **Excellent Location**
- **Great Transport Links**
- **Call For More Information**





This well presented, two bedroom, ground floor flat is located in Dukesfield, Shiremoor and is available now on an unfurnished basis.

The flat briefly comprises:- communal entrance hall with security entry phone system, a private hall with storage, open plan living room/kitchen; which has a range of fitted appliances and units, two double bedrooms, bathroom WC and an allocated parking position. The flat is double glazed and warmed with gas central heating.

The location of the property is very central and you have access to most major Tyneside centres along with shopping amenities and public travel links. If you are a first time buyer this particular property might be of interest to you as it will be a great start a property for getting onto the property ladder. Alternatively, you might be a professional landlord looking for a good property that will yield a rental return.

All in all a great home and early viewing is an absolute must. Please call our 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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www.janforsterestates.com

Contact Us: 0191 236 2070

