





 Jan Forster



- Two Double Bedrooms
- Available Now
- Unfurnished
- First Floor Flat
- Council Tax Band: A
- Close To Amenities
- Double Glazing
- Gas Central Heating
- Viewing Recommended
- Call For More Information



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This charming two-bedroom first-floor property is set within the sought-after Tudor Walk and is available end of January on an unfurnished basis, making it an ideal choice for a range of tenants.

Situated in the ever-popular Kingston Park area, the property enjoys excellent access to a wide selection of local amenities, including well-regarded schools, a variety of shops, a retail park and a local superstore. The area is particularly well connected, with convenient access to the Metro system and the A1 Motorway, providing easy commuting across the region.

The accommodation briefly comprises an entrance with stairs leading to the first-floor landing, a bright and airy lounge/dining room ideal for both relaxing and entertaining, and a fitted kitchen with a range of wall and floor units. There are two generously sized double bedrooms and a family bathroom with WC. Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round.

For further information or to arrange a viewing, please contact our team on 0191 236 2070.

Council Tax Band: A.





The difference between house and home

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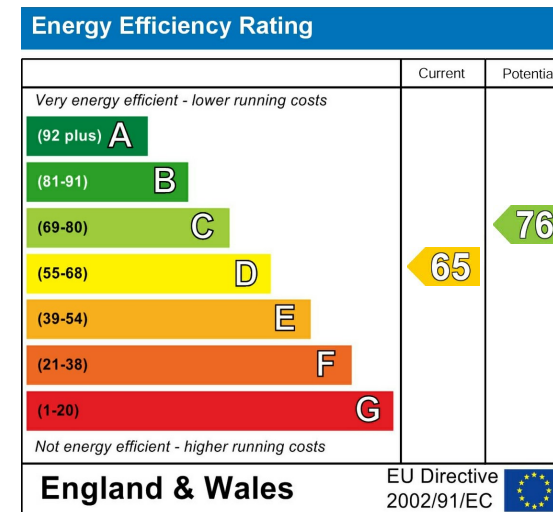


www.janforsterestates.com

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.



Contact Us: 0191 236 2070

