



 **Jan Forster**




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Eastbourne Avenue | | Gateshead | NE8 4NN

£725 Per Month



 Jan Forster

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- **Ground Floor Flat**
- **Unfurnished**
- **Stunning Interior**
- **Council Tax Band: A**
- **Private Rear Yard**
- **One Bedroom**
- **Off Street Parking**
- **Available Mid May**
- **Recently Refurbished**



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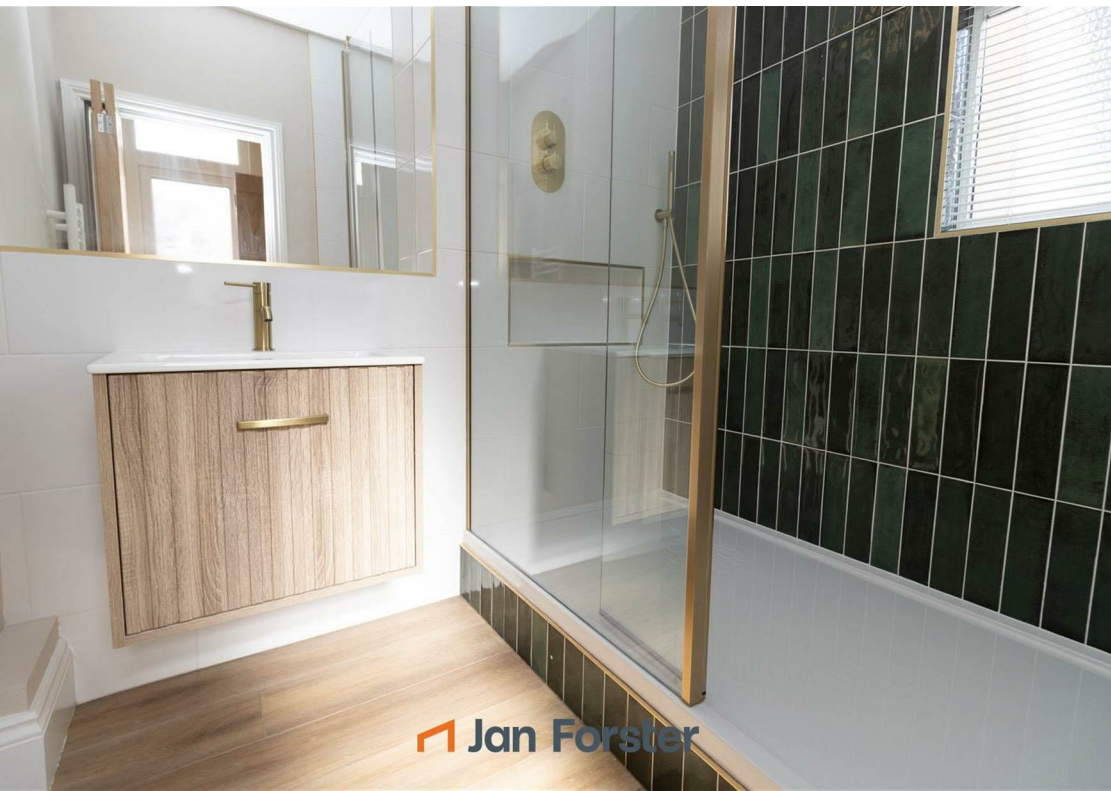
This well-presented one-bedroom, ground-floor flat is available from mid-May and offered on an unfurnished basis, set within a popular and convenient area of Gateshead.

Ideally located, the property is within easy reach of a range of local shops, supermarkets, and everyday amenities, as well as excellent transport links providing quick access to Gateshead town centre, Newcastle, and surrounding areas. Just a short distance away is Saltwell Park, a beautifully restored Victorian park offering landscaped gardens, walking routes, a lake, and a café - perfect for enjoying outdoor space close to home.

The property briefly comprises - entrance hall, a bright and spacious lounge, a fitted kitchen, a well-proportioned bedroom, a modern shower room, and a separate WC. Externally, there is a private rear yard along with the added benefit of off-street parking.

Early viewing is highly recommended to appreciate the accommodation on offer. For more information, please contact our team on 0191 236 2070.

Council Tax Band: A

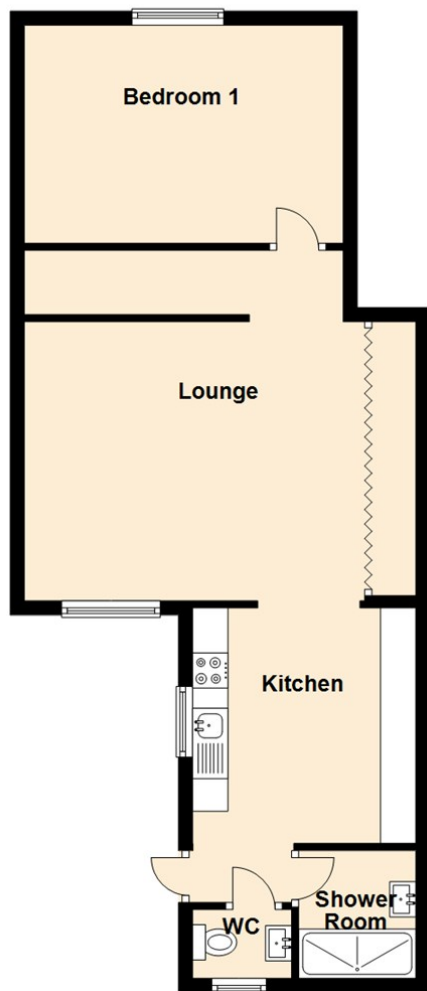


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Ground Floor



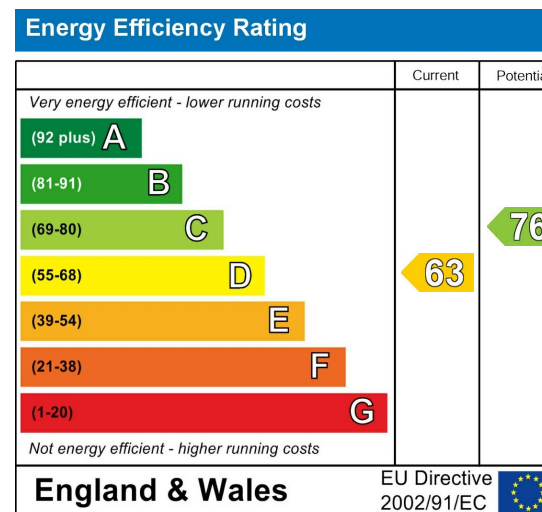
The difference between house and home

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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



www.janforsterestates.com

