

Jan Forster

Skelton Court | Kingston Park | Newcastle Upon Tyne | NE3 2TD

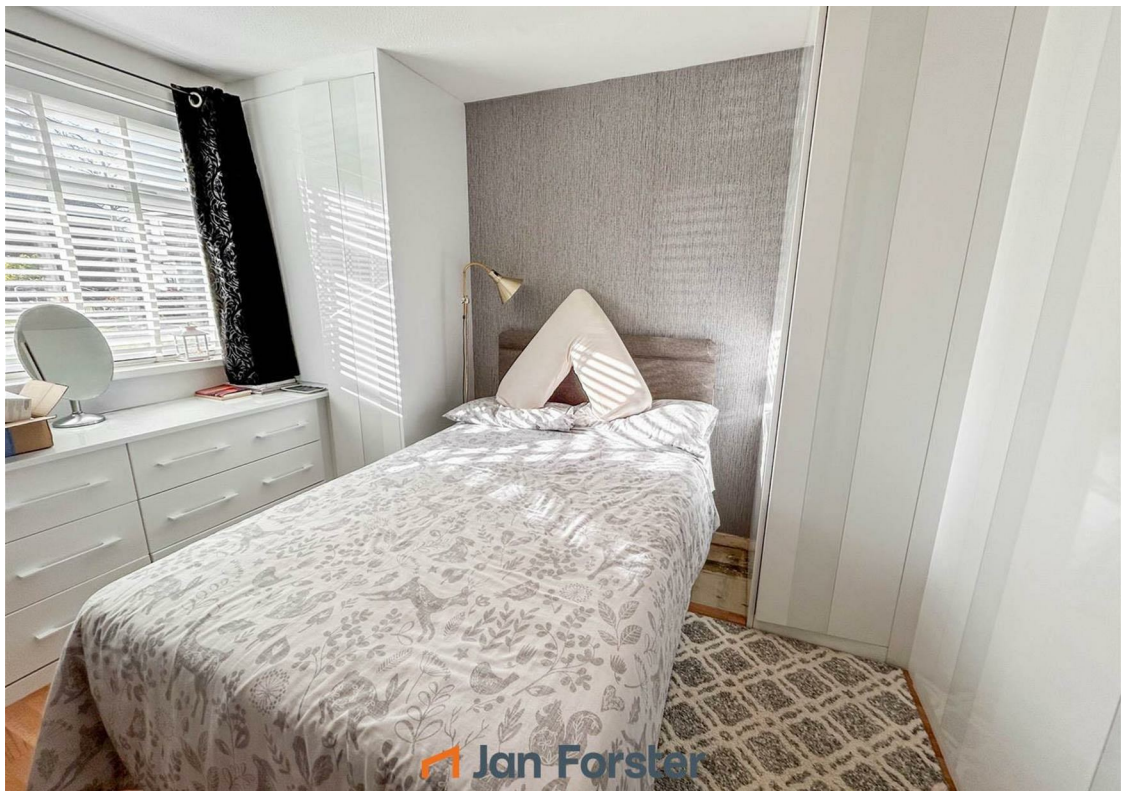
£800 Per Month



2 1 1

- Available Now
- Ground Floor Flat
- Desirable Area
- Two Bedrooms
- Rear Garden
- Local Facilities
- Transport Links
- Council Tax Band: A







AVAILABLE NOW | GROUND FLOOR FLAT | DESIRABLE AREA

Jan Forster Estates welcome to the rental market this ground floor flat, located in Kingston Park- a desirable residential area, and is available now on an unfurnished. The property is close to excellent local facilities, such as shops and well-regarded schools, and transport links, including the metro service and regular bus routes to Newcastle city centre.

The accommodation briefly comprises;- lounge with French doors opening onto the rear, kitchen with floor and wall units, two good-sized bedrooms and a shower room WC. Externally, there is a garden to the rear.

Viewings come highly recommended. To book yours or for more information, please, call our Gosforth team on 0191 236 2070.

Council Tax band: A

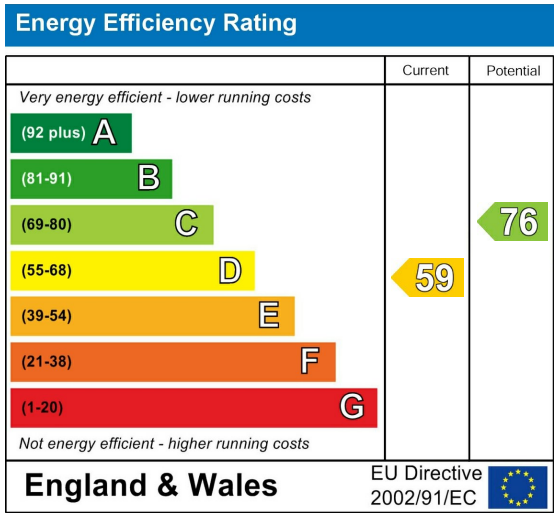




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.



The difference between house and home

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www.janforsterestates.com

Contact Us: 0191 236 2070