



 **Jan Forster**

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Stuart Court | Newcastle Upon Tyne | NE3 2SG
£1,175 Per Calendar Month



3



1



1

- Popular Location
- Unfurnished or Part-Furnished
- Garage and Driveway
- Close To Amenities
- Call For More Information
- Available Now
- Three Bedrooms
- Gardens to Three Sides
- Viewing Recommended





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Occupying a pleasant position on Stuart Court in the heart of Kingston Park, this well-presented, three-bedroom, semi-detached home is available to rent immediately on an unfurnished or part-furnished basis.

Kingston Park is a highly sought-after residential area of Newcastle upon Tyne, offering excellent access to a wide range of local amenities including schools, shops, a retail park and a local supermarket. The area also benefits from superb transport links via the Metro and the A1 motorway, making it ideal for commuters and families alike.

The property briefly comprises: an entrance hallway, a spacious lounge diner with open-plan staircase, and a modern kitchen fitted with a range of wall and floor units, an integrated oven, hob, extractor, washer dryer, dishwasher and fridge freezer and direct access to the garden.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom WC, finished to a modern standard.

Externally, the home benefits from a driveway providing off-street parking, a garage, and gardens to three sides, offering excellent outdoor space.

Early viewing is highly recommended to appreciate the location, space and quality this rental home has to offer. For further information or to arrange a viewing, please contact our Gosforth team on 0191 236 2070.

Council Tax Band: C.



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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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

