





2 1 1

- Ground Floor Flat
- Available Mid March
- Unfurnished
- Well-Presented
- Two Bedrooms
- Modern Bathroom WC
- Popular Area
- Local Facilities
- Transport Links
- Council Tax Band: A





Jan Forster Estates welcome to the rental market this well-presented ground floor flat, ideally positioned on a corner plot in a popular area of High Heaton. Available from mid-March and offered on an unfurnished basis, this property presents an excellent opportunity for tenants seeking a comfortable and conveniently located home.

The property enjoys a prime setting with easy access to a wide range of local amenities, well-regarded schools, and key local services. It is also conveniently positioned for major healthcare and employment hubs including the Freeman Hospital and surrounding business parks. There are excellent public transport links nearby, with frequent bus services and Metro connections providing convenient access to Newcastle upon Tyne city centre, the universities, and the beautiful North East coastline.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge with a charming bay window, and a fitted kitchen with a range of wall and base units. There are two bedrooms, the principal bedroom benefiting from a built-in cupboard and an attractive feature fireplace, and a modern shower room with WC completes the layout. Further benefits include gas central heating and double glazing.

Externally, the property offers a low-maintenance rear yard and off-road parking to the side.

For further information or to arrange a viewing, please contact our rental team on 0191 270 1122.

Council Tax Band: A.



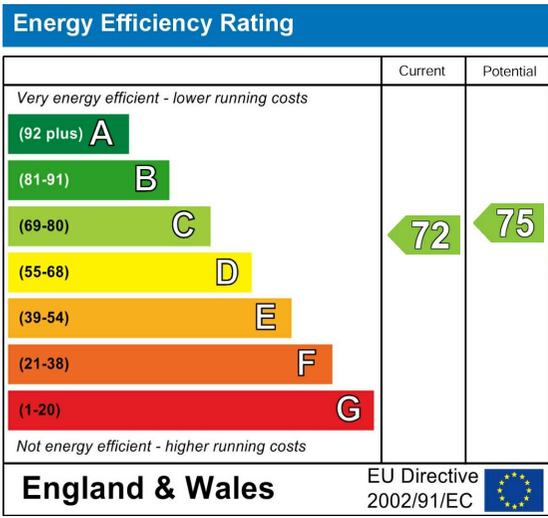
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Contact Us: 0191 236 2070

