





- Ground Floor Flat
- Available Now
- Popular Location
- Shared Rear Yard
- Transport Links
- Well-Presented
- Unfurnished
- Two Bedrooms
- Local Amenities
- Council Tax Band: A





Jan Forster Estates are delighted to welcome to the rental market this well-presented ground-floor flat, ideally situated on the popular Rosedale Terrace in North Shields.

Available now and offered on an unfurnished basis, this attractive property provides comfortable and well-proportioned accommodation, making it an ideal choice for a variety of tenants. The property is ideally positioned for easy access to a wide range of local amenities, excellent transport links and the beautiful North East coastline.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, a fitted kitchen with a range of wall and floor units, and two well-proportioned bedrooms. Externally, the property further benefits from access to a shared rear yard.

Additional benefits include gas central heating and double glazing.

With its convenient location, generous accommodation and excellent transport connections, this property is sure to attract strong interest. Early viewing is highly recommended to appreciate what this property has to offer.

Please call us on 0191 236 2070 for further information or to arrange a viewing.

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.

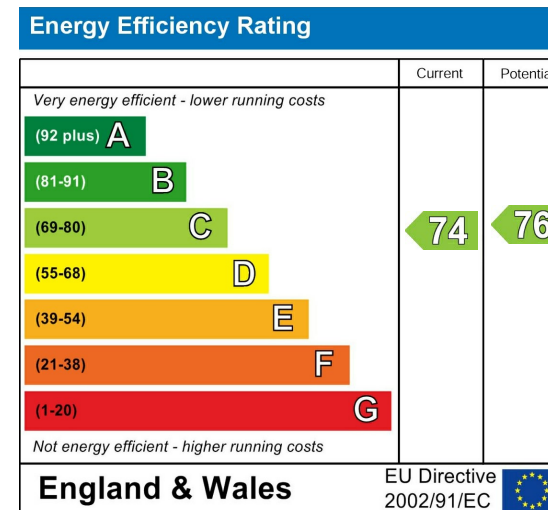
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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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Contact Us: 0191 236 2070

