



Jan Forster
TO LET

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Kenton Road | Kenton | Newcastle Upon Tyne | NE3 4PA
£700 Per Month



 Jan Forster



- Great Location
- Two Bedrooms
- Unfurnished
- Communal Gardens
- Early Viewing Recommended
- First Floor
- Available Now
- Close To Amenities
- Council Tax Band: A
- Call For More Information



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This spacious and well-presented two-bedroom first-floor flat is available immediately on an unfurnished basis and occupies a great position on Kenton Road, Kenton.

Ideally located, the property is close to a range of local shops, amenities, and services within Kenton, while the nearby areas of Gosforth and Newcastle City Centre offer an even wider selection of shopping, dining, and leisure facilities. Excellent public transport links and convenient road networks provide easy access across the city and surrounding areas.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, a modern fitted kitchen with a range of wall and base units, two good sized bedrooms, and a three-piece bathroom/WC. Further benefits include gas central heating and double glazing.

Externally, the property benefits from well-maintained communal gardens and on-street parking.

Early viewing is highly recommended to appreciate the accommodation on offer. For further information or to arrange a viewing, please contact our 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.

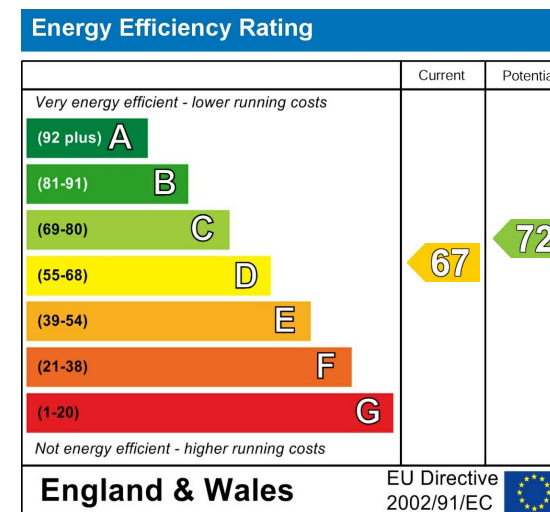
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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

