



 **Jan Forster**

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Lydford Court | Kingston Park | Newcastle Upon Tyne | NE3 2RB

£550 Per Calendar Month



 Jan Forster



- Part Furnished
- Available Now
- Ground Floor
- Studio Apartment
- Electric Central Heating
- Council Tax Band: A
- Viewing Recommended
- Call For More Information



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Available now on a part-furnished basis, this well-presented ground-floor studio apartment is located within the popular Lydford Court, in Kingston Park.

The location is close to a wide range of amenities including shops, supermarkets, cafés, restaurants, and leisure facilities. Excellent transport links are readily available, with Kingston Park Metro Station providing direct access to Newcastle city centre, Newcastle International Airport, and surrounding areas. The nearby A1 motorway offers easy connectivity for commuters travelling throughout the region, while a number of green spaces and recreational areas can also be found within easy reach.

Accessed via a secure communal entrance and hallway, the accommodation comprises a bright and versatile studio living space featuring a fold-away double wall bed, allowing for flexible use of the room throughout the day. The property also benefits from a fitted kitchen with a range of wall and base units, along with a utility area and a modern shower room/WC.

Additional features include double glazing and electric heating, ensuring comfort and efficiency year-round.

For further information and to arrange a viewing, please contact our Gosforth branch 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.

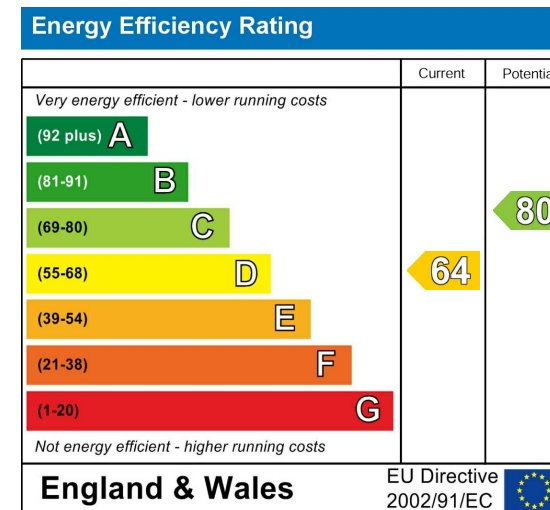
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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

