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- Top Floor Apartment
- Secure Entry System
- City Centre Modern Living
- Close to Local Amenities
- Lift To All Floors
- Furnished Basis
- Excellent Location
- Next to Eldon Gardens
- Close to Transport Links
- Council Tax Band: B





TWO BEDROOM, CITY CENTRE, TOP FLOOR APARTMENT. Available end of September and offered furnished, in a sought-after location.

Situated in Leazes Square, this property enjoys a prime location within Newcastle's NE1 postcode. Tucked just behind St James' Park and moments from the beautiful Leazes Park, it offers a rare blend of green space and urban convenience. You are only a short stroll from Eldon Square's extensive shopping and dining options, as well as Newcastle University and the RVI hospital. With excellent transport links nearby, including Central Station and key bus routes, this is a superb base for professionals, students, or anyone looking to enjoy all the energy and amenities of city-centre living.

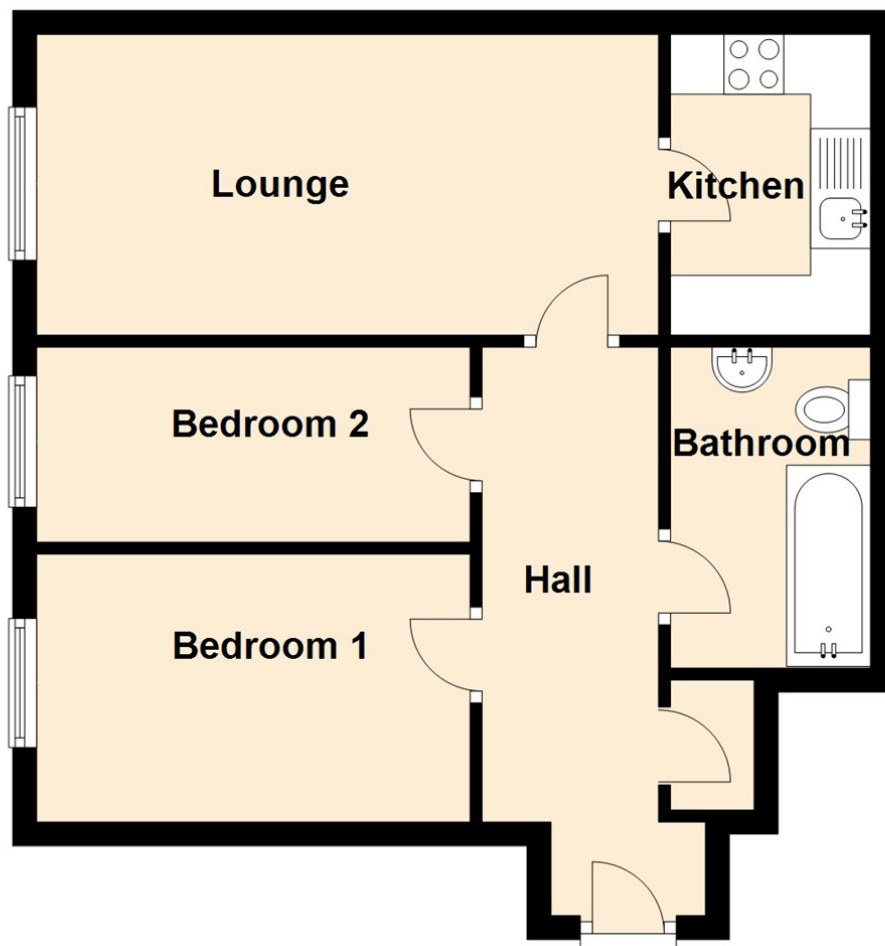
The property is accessed via a communal entrance with stairs to all floors and briefly comprises: entrance hallway with storage, two bedrooms, bathroom WC, lounge and kitchen with fitted units and integrated oven and hob. Further benefits include electric heating and double glazing. Externally there is a delightful communal garden with seating areas.

Viewings are highly recommended to appreciate the accommodation on offer. Please call 0191 236 2070 for more information.

Council tax band: B.



Top Floor



The difference between house and home

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www.janforsterestates.com

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070

