



 **Jan Forster**

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Fencer Hill Square | Melton Park | Newcastle Upon Tyne | NE3 2AW

£1,100 Per Calendar Month



- Second Floor Apartment
- Two Bedrooms
- Unfurnished
- Secure Entrance & Gated Parking
- Local Facilities
- Very Well-Presented
- Available Now
- On-Site Sauna & Gym
- Desirable Area
- Transport Links





ON-SITE SAUNA & GYM | ENSUITE | TWO DOUBLE BEDROOMS | SECOND FLOOR

Jan Forster Estates are delighted to welcome to the market this very well-presented, second floor apartment, situated in the ever-popular Melton Park in Gosforth. Available now on an unfurnished basis.

The building is set within the scenic grounds of McCracken Park, ideally located close to a range of convenient amenities in Brunton Park. It also offers easy access to the shops, cafés, and restaurants on Gosforth High Street, as well as Newcastle city centre. Nature lovers will appreciate the proximity to several beautiful green spaces, perfect for leisurely walks and outdoor activities. Excellent public transport links are available nearby, including regular bus services and the Metro, while the A1 motorway is just a short distance away- perfect for everyday commuters.

Offered with the benefit of no upper chain, the accommodation briefly comprises: secure communal entrance, private entrance hallway with convenient storage cupboards, bright and airy lounge-diner with a Juliet balcony, very well-appointed kitchen with built-in appliances, two bedrooms- the main one benefiting from an ensuite facility and a Juliet balcony, as well as a three-piece bathroom WC. Externally, there are communal gardens, on-site parking and a bike store. A standout feature of the development is the residents-only gym and sauna, available for use free of charge.

For more information and to book your viewing please call our Gosforth branch on 0191 236 2070.

Council Tax Band: C



Third 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	80
(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

