



 Jan Forster

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Audley Road | South Gosforth | Newcastle Upon Tyne | NE3 1QX
£1,150 Per Calendar Month



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 3  1  1

- Beautiful Upper Flat
- Popular Location
- Unfurnished
- Excellent Transport Links
- Call For More Information
- Three Bedrooms
- Available Now
- Rear Yard
- Viewing A Must



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This delightful three-bedroom, first-floor flat is ideally positioned on the ever-popular Audley Road in the heart of South Gosforth and is available immediately on an unfurnished basis.

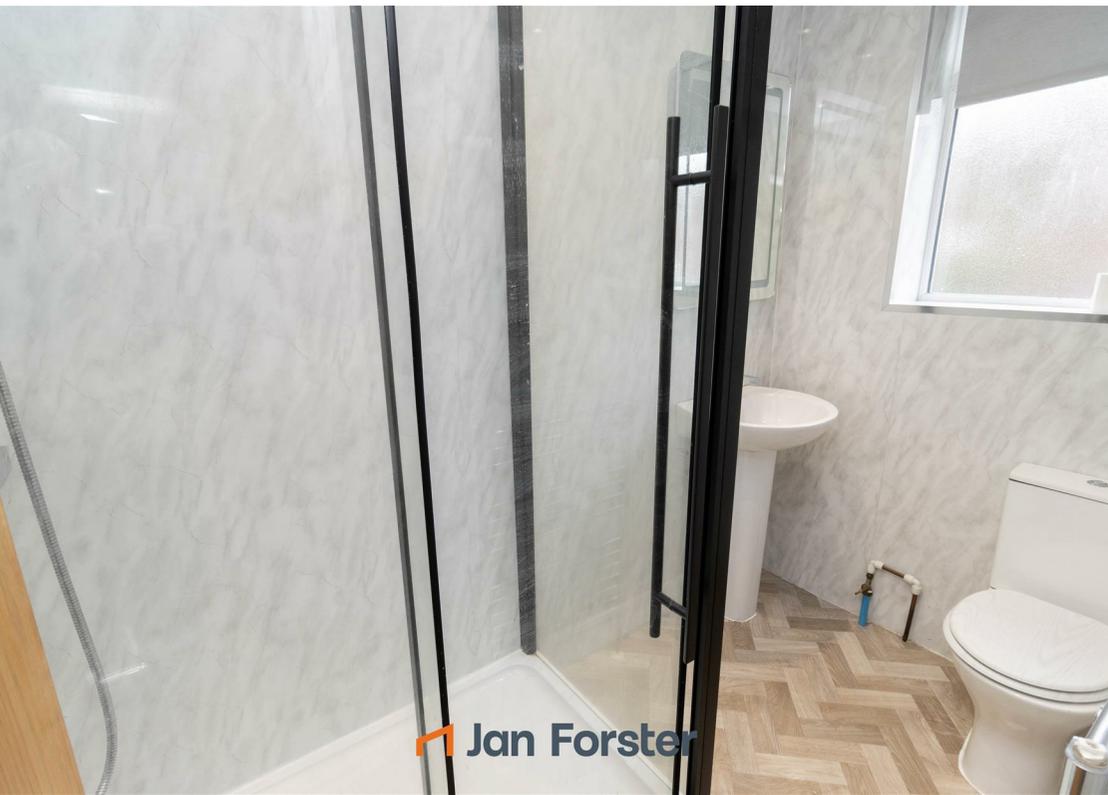
The accommodation briefly comprises: entrance lobby with stairs leading to the first-floor landing, a generous main bedroom featuring a beautiful bay window that fills the room with natural light, well-proportioned second and third bedrooms, a bright and airy lounge perfect for relaxing or entertaining, and a stylish kitchen fitted with a range of high-gloss wall and floor units offering ample storage, along with an integrated oven and hob. A contemporary shower room with WC completes the internal layout. The property further benefits from gas central heating and double glazing throughout. Externally, there is a private rear yard providing useful outdoor space.

Situated in a sought-after residential areas of Newcastle upon Tyne, South Gosforth is renowned for access to a superb range of local amenities, including independent shops, cafés, restaurants, and a supermarket, all within easy walking distance. For commuters, South Gosforth Metro Station provides quick and direct links to Newcastle City Centre, the coast, and surrounding. Newcastle City Centre itself offers an extensive selection of retail, leisure, and cultural attractions and is only a short journey away.

Outdoor enthusiasts will appreciate being within walking distance of Paddy Freeman's Park, a popular green space offering scenic walking routes, and access to the beautiful Jesmond Dene.

An early viewing of the property is recommended to truly appreciate the position and the features it has to offer. For more information, please call our Gosforth branch on 0191 236 2070.

Council Tax Band: A



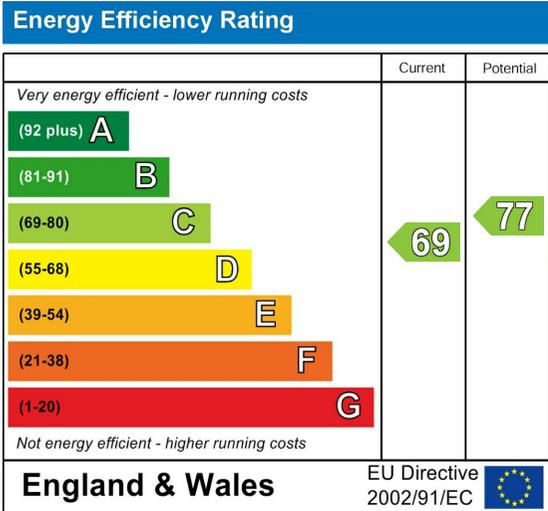
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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www.janforsterestates.com

Contact Us: 0191 236 2070