





•  2  1  2

- Two Bedrooms
- Available September
- Balcony & En-Suite
- Secure Entry System
- Close to Transport Links
- First Floor
- Luxury Apartment
- Unfurnished Basis
- Close to Local Amenities
- Viewing Recommended





This well-presented, two-bedroom first-floor apartment is available from September and situated within the popular Belvedere Gardens development in Benton. Offered on an unfurnished basis, this attractive home is ideally suited to professionals, couples or small families.

The location offers exceptional convenience, particularly for commuters. The property is ideally situated within easy reach of the Metro and excellent road links, providing swift access to Newcastle city centre and the surrounding areas. A wide range of local shops, supermarkets, cafés and other essential amenities are close at hand, while the beautiful Rising Sun Country Park is just a short distance away, offering the perfect setting for leisure and outdoor recreation.

The flat is entered via a secure, communal entrance with stairs to the first floor and is made up of a bright and spacious lounge with direct access to the balcony, a fitted kitchen, two well-proportioned bedrooms, with the main bedroom also enjoying balcony access, and there is a shower room with WC. Further benefits include electric heating and double glazing.

Early viewing is highly recommended. For more information please call 0191 236 2070.

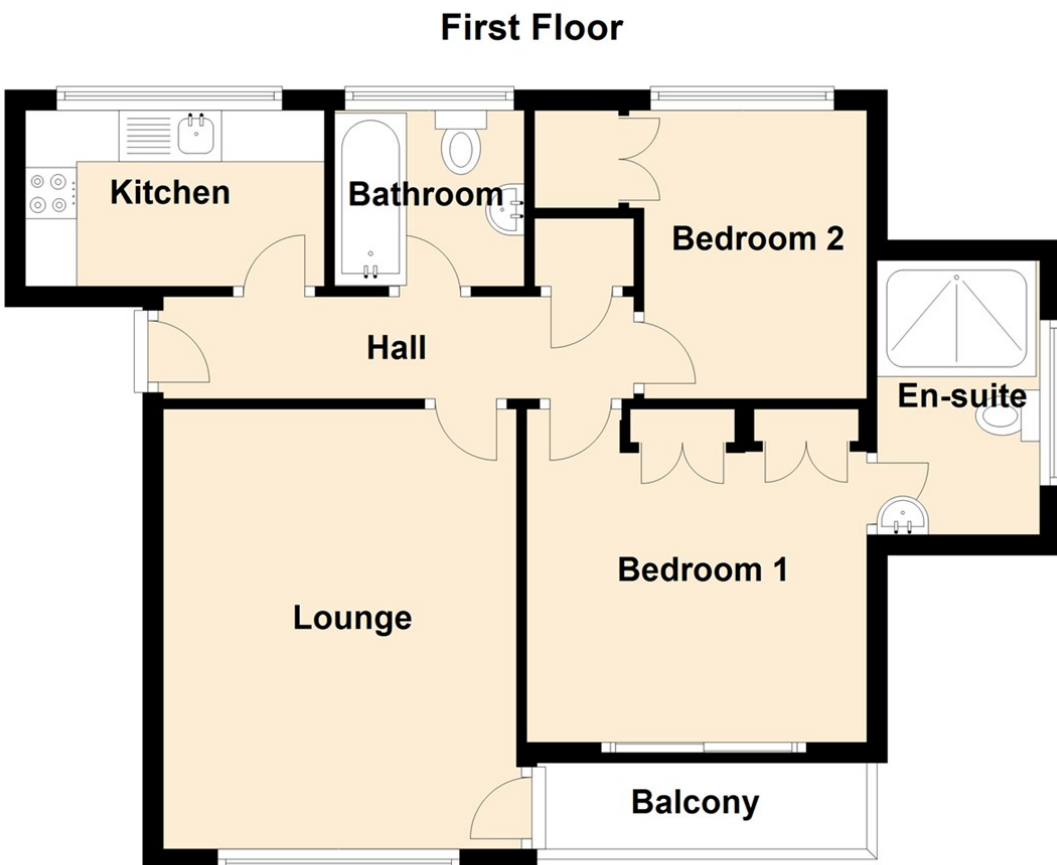
Council Tax band: B



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.janforsterestates.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070

