



 Jan Forster

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Balmoral Gardens | | North Shields | NE29 9BB
£800 Per Calendar Month



 Jan Forster



- Upper Floor Flat
- Available Now
- Three Bedrooms
- Popular Area
- Transport Links
- Well-Presented
- Offered Unfurnished
- Private Rear Yard
- Local Facilities
- Council Tax Band: A



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AVAILABLE NOW | OFFERED UNFURNISHED | THREE BEDROOMS

Jan Forster Estates welcome to the lettings market this well-presented, three bedroom upper floor flat, situated in a popular area in North Shields. This home is available now and is offered unfurnished.

The property enjoys a central location, surrounded by a fantastic selection of local amenities including cafés, bars, and restaurants- perfect for dining, relaxing, and socializing. The beach is just a short distance away, ideal for coastal walks and enjoying the seaside atmosphere. Excellent transport links are close by, with the A1058 Coast Road providing quick and convenient access to Newcastle City Centre. Public transport is also easily accessible, with key bus routes and Metro services offering superb connectivity. For families, the area is well served by highly regarded schools.

The accommodation briefly comprises: entrance hallway with stairs leading to the well-appointed kitchen with both top and floor units, and a handy split-level oven with hobs; spacious lounge with a decorative fireplace; three bedrooms- the main one also featuring a decorative fireplace; bathroom and a separate WC for added convenience. Externally, there is a private yard to the rear and on street parking.

For more information and to book a viewing, please call our team on 0191 236 2070.

Council Tax Band: A



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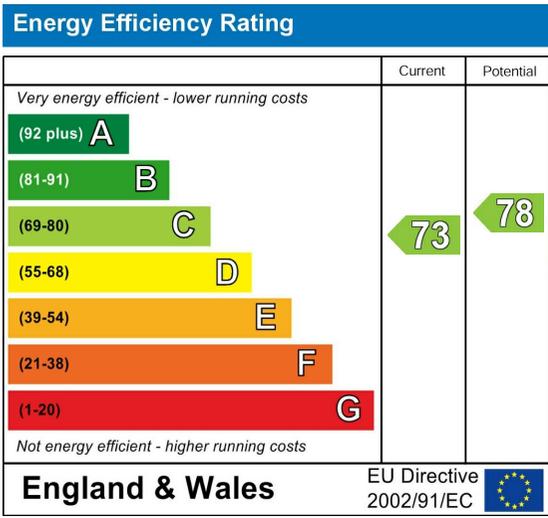
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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

