



 Jan Forster

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Salisbury Avenue | | North Shields | NE29 9PD
£900 Per Month



- Available Now
- Three Bedrooms
- Front Garden
- Great Location
- Viewing A Must
- First Floor
- Unfurnished
- Rear Yard
- Close To Amenities
- Call For More Information





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Available now, this beautifully presented three-bedroom first-floor flat on Salisbury Avenue, North Shields, offers spacious and comfortable accommodation throughout and would make an ideal home for a couple or smaller family.

The property is well maintained and tastefully presented, comprising a welcoming entrance, stairs to the first floor landing, a bright and spacious living area, a well-appointed kitchen, three good-sized bedrooms and a modern bathroom WC. Offered unfurnished, the property provides tenants with the opportunity to furnish and style the accommodation to their own taste.

Externally, the property benefits from both a front garden and a private rear yard, providing valuable outdoor space for relaxation and entertaining.

Situated in a popular residential area of North Shields, the property is conveniently located close to local shops, schools, amenities and excellent transport links, with easy access to the wider North Tyneside area and Newcastle upon Tyne.

Early viewing is highly recommended to fully appreciate the size, presentation and location of this attractive three-bedroom home. Contact us on 0191 236 2070 for more information and to arrange your viewing.

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.

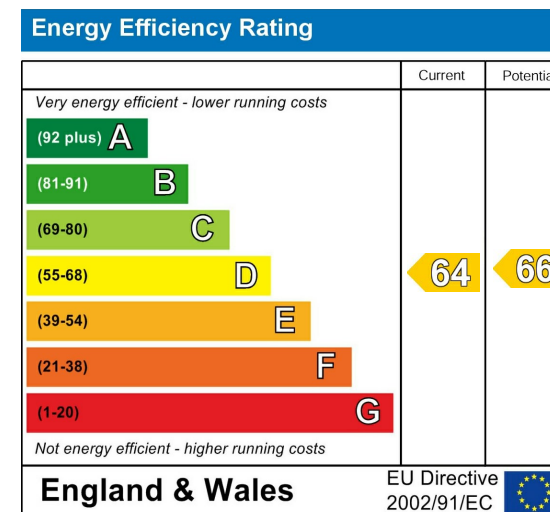
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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

