Jan Forster

Tennyson Green | Kenton | Newcastle Upon Tyne | NE3 4SU

£800 Per Month

2 1 1

- Ground Floor Flat
- Furnished
- Shared Rear Garden
- Council Tax Band: A
- Call For More Information
- Available Late Oct/Early Nov
- Two Bedrooms
- Sought After Location
- Must Be Viewed

AVAILABLE LATE OCTOBER/EARLY NOVEMBER | FURNISHED | TWO BEDROOMS

Welcome to Tennyson Green, Kenton, Newcastle Upon Tyne - a charming location that could be the setting for your new home! This delightful house is available end of October/early November on a furnished basis.

The location is close to a wealth of amenities, including nearby shops, supermarkets, schools and leisure facilities. Public transport links are strong, making travel into Newcastle city centre quick and straightforward. Green spaces, walking routes and community facilities are all within easy reach, creating a balanced and enjoyable place to call home.

Positioned on the ground floor, the property features a welcoming entrance hallway, a generous lounge perfect for relaxing or entertaining, a well-equipped fitted kitchen with access outside, two inviting bedrooms and a shower room WC. Further benefits include gas central heating and double glazing.

Externally there are lawned gardens to the front and side of the property and there is also a shared garden to the rear.

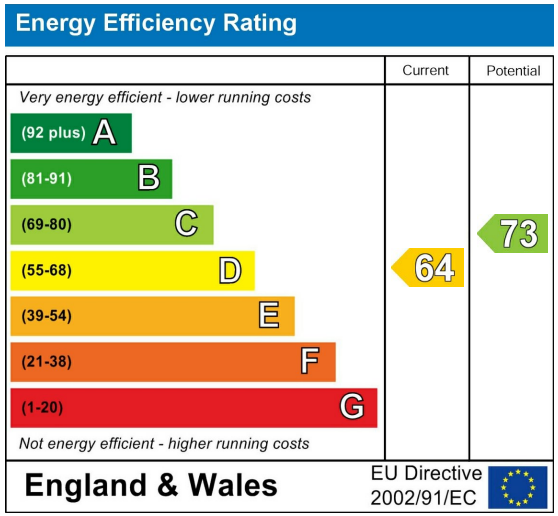
For more information and to arrange a viewing, please call our team on 0191 236 2070.

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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Contact Us: 0191 236 2070

www.janforsterestates.com