Jan Forster

Stuart Court | Kingston Park | Newcastle Upon Tyne | NE3 2QF

£900 Per Calendar Month

2 1 1

- Mid Terraced
- Available Now
- Off Street Parking
- Viewing Recommended
- Two Bedrooms
- Unfurnished
- Council Tax Band: B
- Call For More Information

Pleasantly positioned within Stuart Court, this two-bedroom mid-terraced property is available now and offered unfurnished.

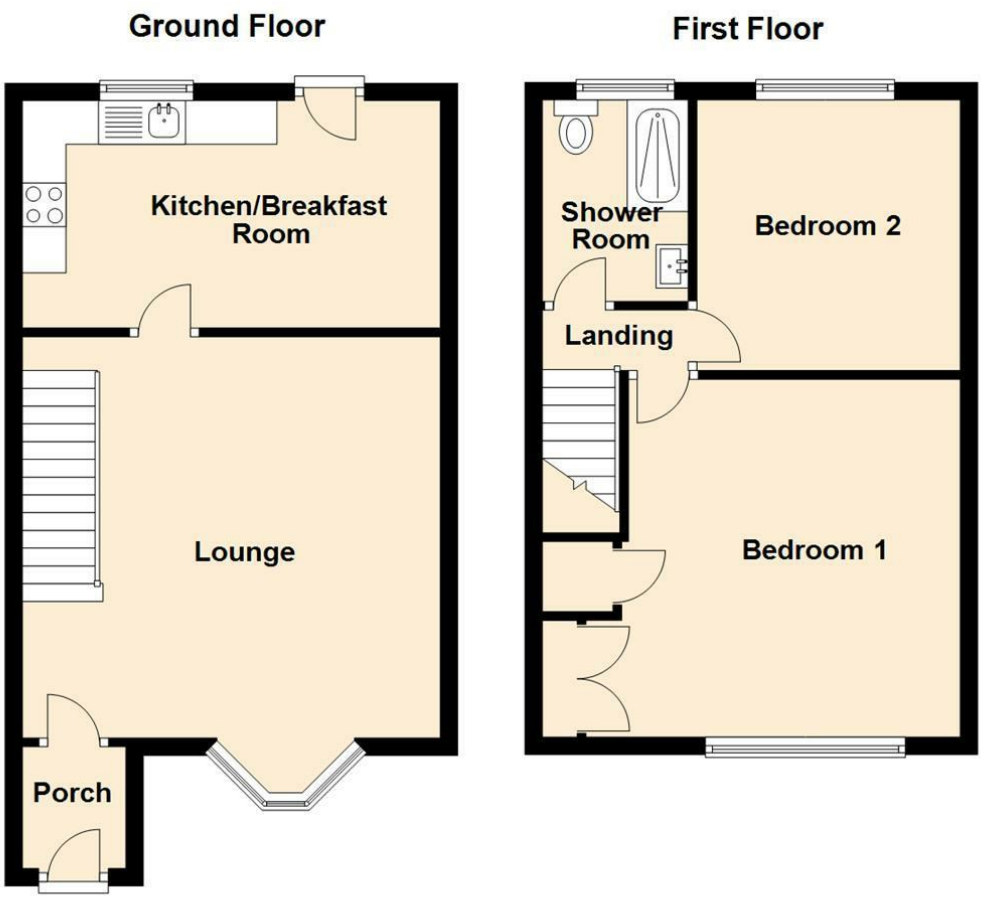
The location benefits from a wealth of local amenities and facilities including shopping at Kingston Park Retail Park, leisure facilities, Newcastle Falcons Stadium and Newcastle Airport. Public transport links, Metro station and trunk roads including the A1 North and South bound offer access across the region.

Briefly comprising to the ground floor: - entrance porch leading into the open plan lounge and a modern breakfasting kitchen with fitted wall and floor units. To the first floor there are two bedrooms with fitted storage and a family showroom WC with storage under the vanity unit.

Externally, the property boasts a driveway to the front plus an additional allocated parking space and there is a sunny South-facing private garden to the rear.

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

Council Tax band: B



The difference between house and home

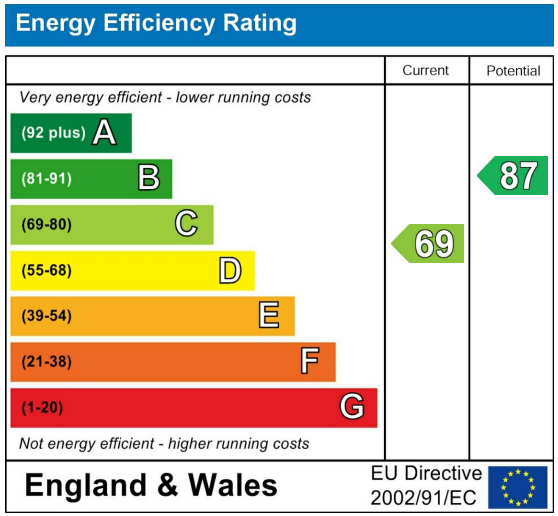
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make 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

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.



Contact Us: 0191 236 2070