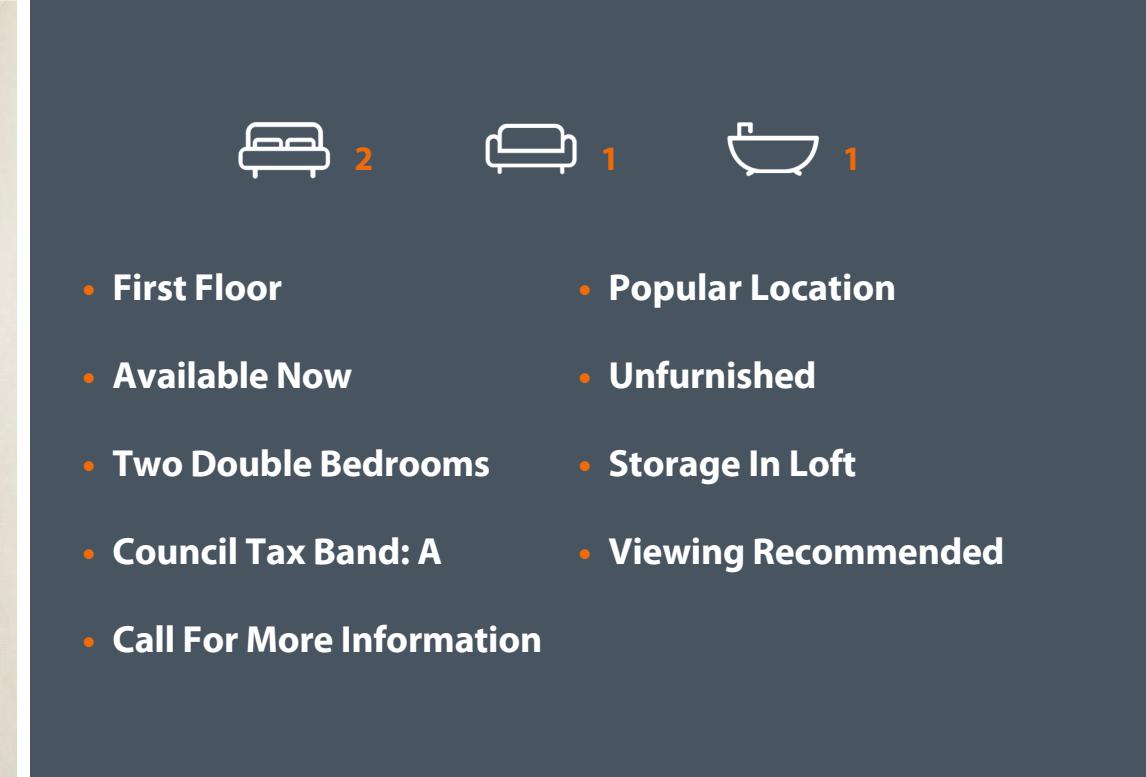




 **Jan Forster**

 **Jan Forster**

Red Barns | Ouseburn | Newcastle Upon Tyne | NE1 2TP
£950 Per Calendar Month





Jan Forster Estates are delighted to offer for sale this well presented, first floor apartment, positioned in Red Barnes, a popular area in the Ouseburn. Available now on an unfurnished basis.

Located just east of Newcastle city centre, this vibrant and creative neighbourhood blends rich industrial heritage with a thriving cultural scene. A hub for bars, street food, independent cafés, and live music, it's popular with young professionals and families alike. Excellent transport connections and a welcoming community atmosphere make Ouseburn one of the city's most desirable places to call home.

Internally the apartment briefly comprises: - entrance and stairs to the first floor, bright and airy lounge, kitchen with fitted units providing ample storage space along with an integrated oven and hob. There are two double bedrooms, the main with fitted wardrobes and a modern shower room WC. Further benefits include gas central heating, double glazing and the loft has been boarded for storage. Externally there is on street parking.

Early viewings come highly recommended. For more information, please call our Gosforth branch 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	

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

Contact Us: 0191 236 2070

