





- **First Floor Apartment**
- **Available March**
- **Furnished Basis**
- **Two Bedrooms**
- **Utility Room**
- **Close To Amenities**
- **Great Transport Links**
- **Viewing Recommended**
- **Call For More Information**





This delightful two-bedroom first floor apartment will be available from March 2026 on West Farm Avenue, Longbenton, and is offered on a furnished basis.

Recently refurbished throughout, the property is ideally situated close to a range of local amenities and excellent transport links, including the Four Lane Ends Interchange. It is also conveniently located near major employers and facilities such as the DWP and the Freeman Hospital.

The accommodation briefly comprises a communal entrance with storage and stair access to all floors, a private entrance hallway, a bright and spacious lounge, two well-proportioned double bedrooms, a modern three-piece family bathroom, a fitted kitchen with wall and floor units, and a separate utility room.

Early viewing is highly recommended. Please contact a member of our team on 0191 236 2070 for further information or to arrange a viewing.

Council Tax Band: A



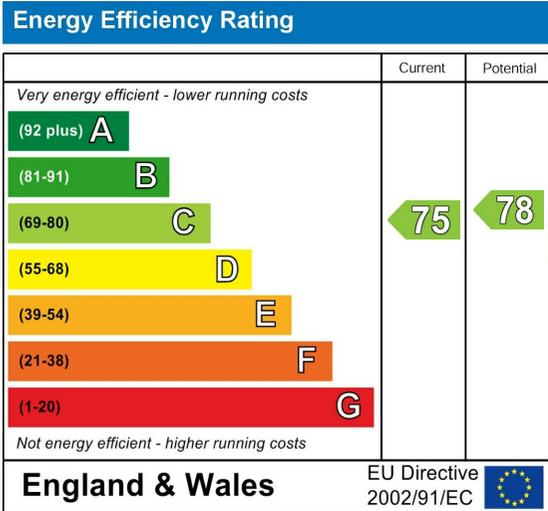
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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