



 Jan Forster

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Elmwood Park Court | Great Park | Newcastle Upon Tyne | NE13 9BP

£950 Per Calendar Month



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- **Ground Floor Apartment**
- **Available Now**
- **Fully Furnished**
- **Two Bedrooms**
- **Walk-In Wardrobe**
- **Allocated Parking**
- **Great Location**
- **Local Facilities**
- **Transport Links**
- **Council Tax Band: B**



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Jan Forster Estates are pleased to present to the rental market this fully furnished luxury ground floor two-bedroom apartment, located on Elmwood Park Court in the ever-desirable Gosforth's Great Park.; Boasting a peaceful setting with stunning open views across the surrounding landscape, this property offers an attractive balance of modern living and natural surroundings.

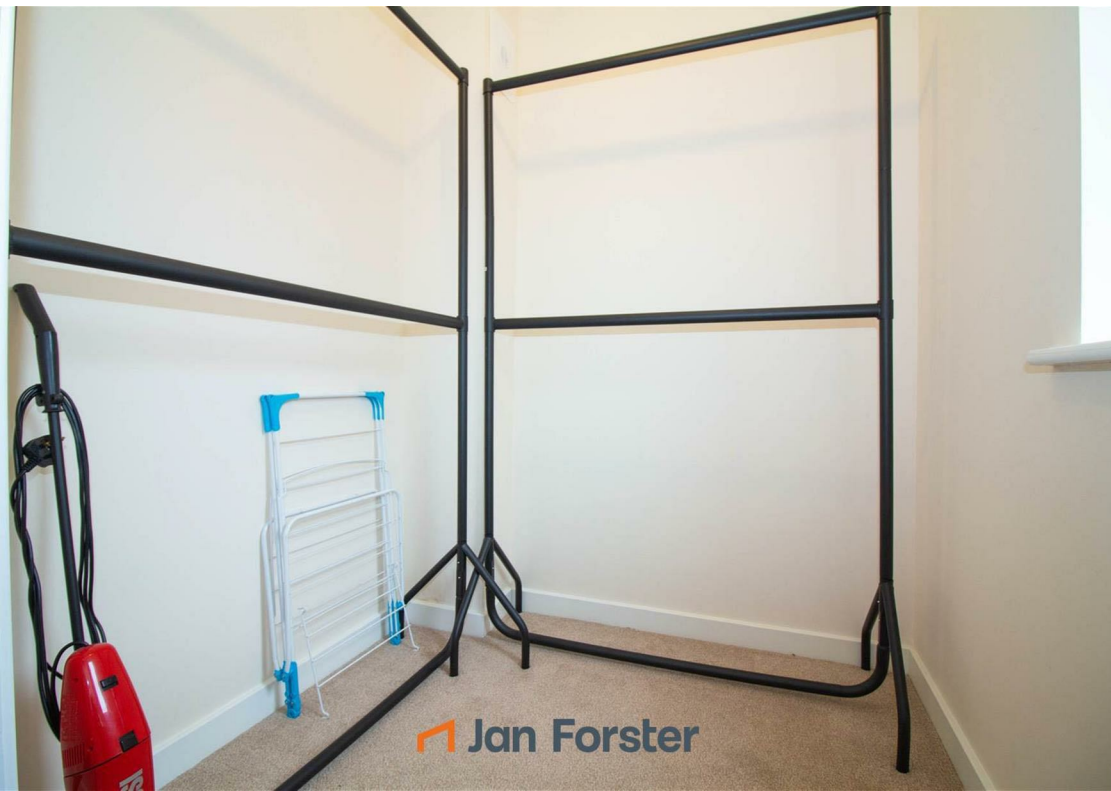
Great Park is widely regarded as one of Gosforth's most desirable residential developments, known for its well-maintained green spaces, scenic walking routes, and strong sense of community. The area benefits from a range of convenient local amenities including shops, cafés, and schools, while also offering excellent access to public transport links and the A1 motorway. This makes it particularly appealing for professionals and commuters seeking easy connections to Gosforth, Newcastle city centre, and beyond.

Upon entering, you are welcomed by a spacious entrance hall leading to two well-proportioned bedrooms, with the principal bedroom further enhanced by a walk-in wardrobe. A contemporary three-piece shower room adds to the modern feel of the home. The heart of the property is the stylish open-plan lounge, kitchen, and dining area, complete with fitted units and French doors that open out onto a private patio - perfect for relaxing or entertaining.

Externally, the property continues to impress with its patio area, allocated parking space, secure bike store, and access to attractive communal gardens, all contributing to a comfortable and convenient lifestyle.

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

Council Tax band: B



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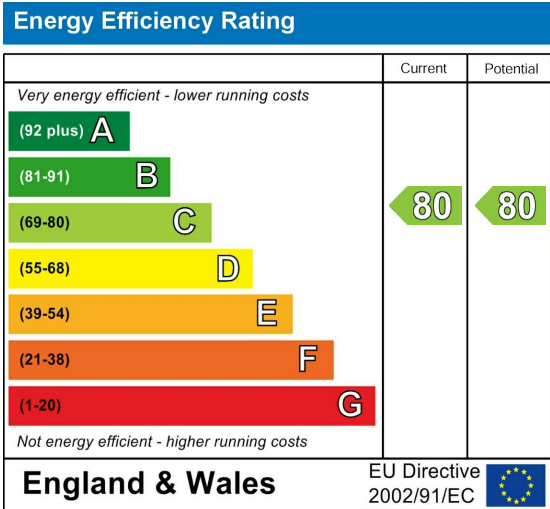
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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Contact Us: 0191 236 2070