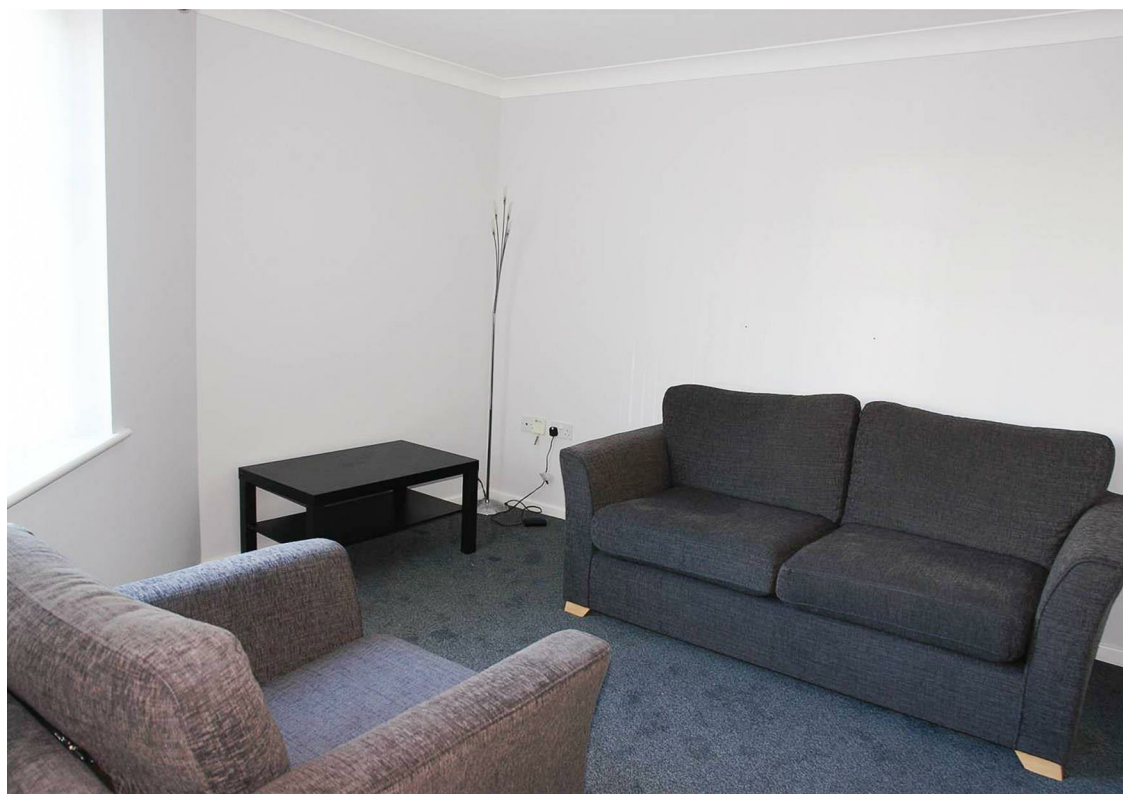
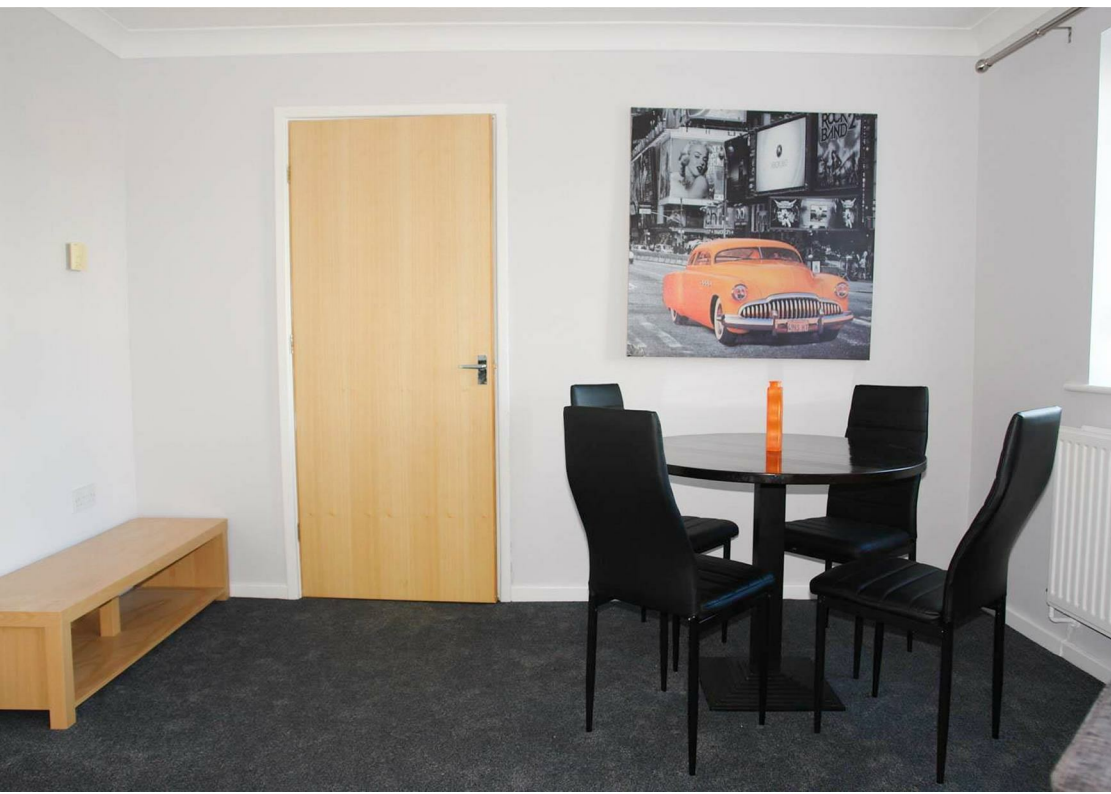






2 1 1

- Available End of May
- Ground Floor
- Popular Location
- Council Tax Band: A
- Call For More Information
- Two Bedrooms
- Furnished
- Close To Amenities
- Viewing Recommended





A delightful, two-bedroom ground floor apartment, offering contemporary living in the popular St James Village. Available at the end of May on a furnished basis.

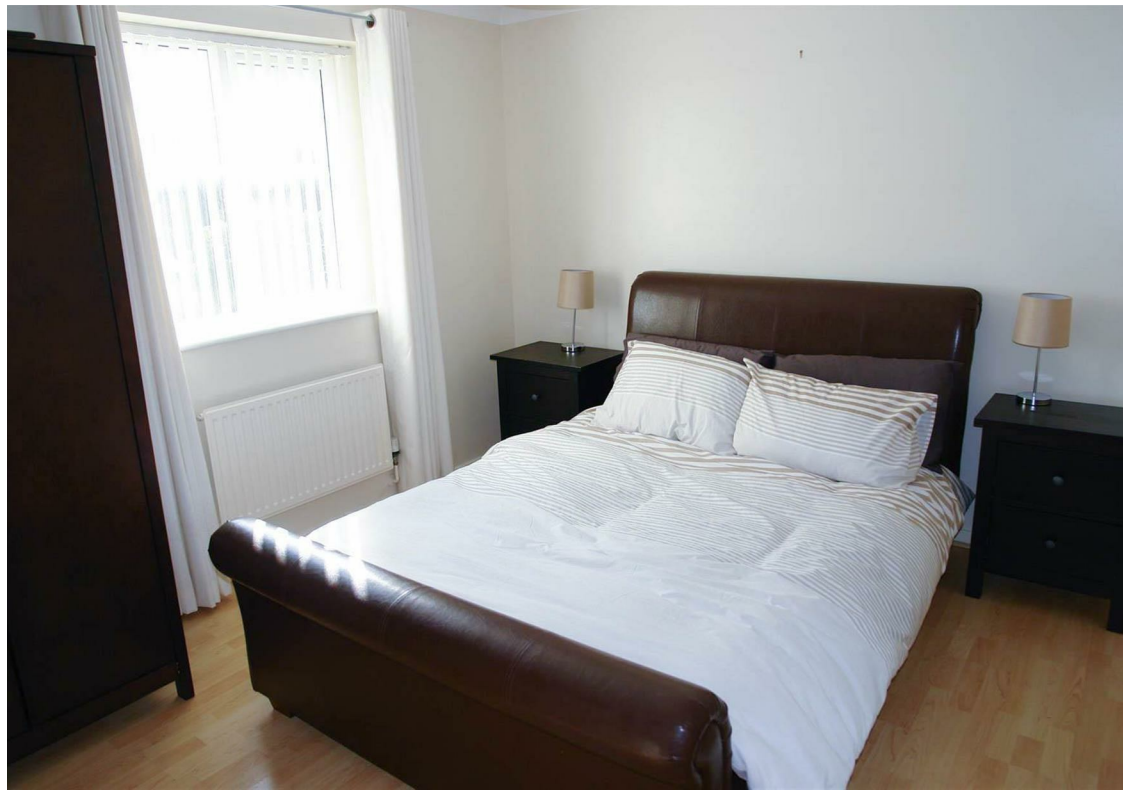
The area is known for its friendly community feel and excellent local amenities. The area is close to shops, cafes, and parks, offering a relaxed suburban lifestyle while remaining within easy reach of Newcastle city centre. Excellent transport links make commuting straightforward, and nearby schools and leisure facilities make this an ideal location for both professionals and families.

The accommodation briefly comprises: a welcoming entrance hallway with built-in storage, a bright open-plan lounge and dining area, a modern kitchen with integrated appliances, two generously sized bedrooms, and a stylish bathroom featuring a shower over the bath.

Residents enjoy the benefits of secure intercom access, well-maintained communal gardens, and an allocated parking space.

For further details or to arrange a viewing, please contact our lettings team on 0191 236 2070.

Council Tax Band: A





The difference between house and home

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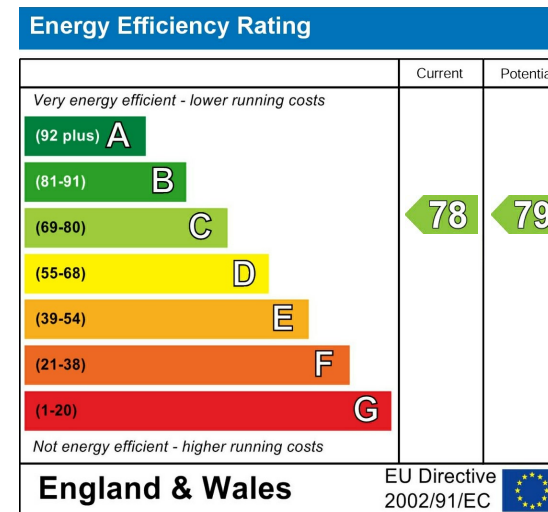


www.janforsterestates.com

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

