



 Jan Forster

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Saltwell Road | | Gateshead | NE8 4TH
£650



- Ground Floor
- Garage
- Conservatory
- Transport Links
- Furnished
- One Bedroom
- Private Rear Yard
- Local Amenities
- Available Now





Jan Forster Estates welcome to the market this one-bedroom flat available now and offered furnished

The property is in a central location close to a wealth of amenities and transport links offering access to the Team Valley Trading Estate, the Metro Centre and Newcastle City Centre.

Internally the property briefly comprises; lounge with stairs to a storage area and further storage to the rear, split level up to bedroom one which also benefits from storage, kitchen with wall and floor units, integrated oven and hob and door to the lean-to. There is also a three-piece bathroom WC. The property benefits from gas central heating and double glazing. Externally there is a private yard to the rear and a garage for off street parking.

For more information and to book a viewing please call our team on 0191 236 1079.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070

