





- Two bedroom
- Private parking bay
- Secure communal entrance
- Unfurnished basis
- Gated entrance
- Available beginning of December





This stunning two bedroom apartment in secluded picturesque grounds is available for let on an unfurnished basis from the beginning of December.

Located within this prime Gosforth location, close to St Nicholas Hospital and local amenities situated in both Regent Centre and Gosforth high street, early viewings are highly recommended. Both Wansbeck Road metro station and Regent Centre location are in close proximity as well as local bus services, making it convenient for access to Newcastle City Centre.

Internally the apartment briefly comprises:- a bright and airy lounge, spacious kitchen with integrated hob and oven along with fitted wall and floor units, two bedrooms and a bathroom with the shower over the bath. Externally there are well maintained gardens to both the front and rear of the building.

Located in council tax band *C*.

For more information on this or similar properties please call our Gosforth office on 0191 236 2070....





The difference between house and home

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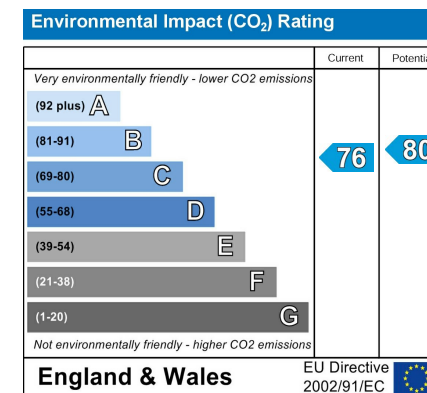
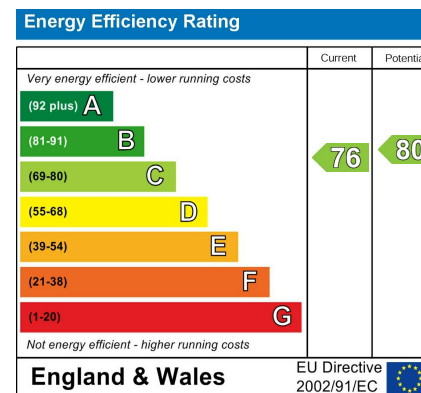


www.janforsterestates.com

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.



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