





- **Three Bedroom Apartment**
- **Available NOW**
- **Furnished**
- **Secure Gated Entrance**
- **Central Location**
- **Excellent Transport Links**
- **Double Glazed**
- **Private Gardens**
- **Off-Street Parking**
- **Must Be Viewed**





NO BOND TO PAY

This THREE BEDROOM apartment is AVAILABLE NOW for rent in Sheriff Hill, Low Fell, offered on a FURNISHED/UNFURNISHED basis and within council tax band *A*.

The location of the flat is easily accessible to all local amenities such as shops, services, restaurants, schools, supermarkets and the beautiful Saltwell Park. Further amenities located in Gateshead and Newcastle city centre are a quick and easy journey away through the close by A1 motorway as well as excellent local transport links.

The property is available furnished, and is briefly comprising:- entrance hall, spacious lounge with feature fireplace, newly fitted kitchen with breakfasting area, three good sized bedrooms and a family bathroom W/C with shower over the bath. Externally there is a secure gated entrance, communal gardens and off-street parking.

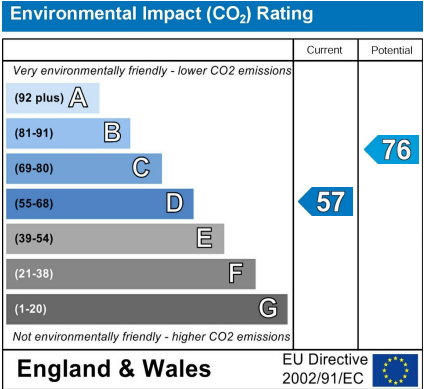
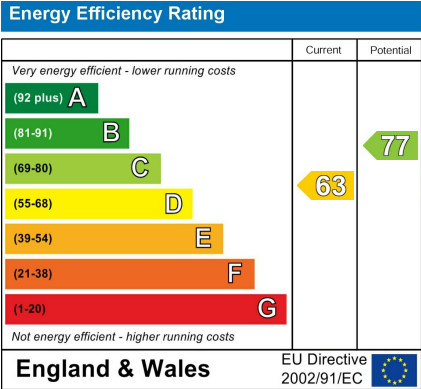
Internal viewings are highly recommended. For more information or to arrange your viewing, please call our Low Fell office on 0191 4870800.



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth 0191 236 2070
Newcastle 0191 284 4050
Forest Hall 0191 605 3134
High Heaton 0191 270 1122
Low Fell 0191 487 0800
Tynemouth 0191 257 2000
Whitley Bay 0191 251 3000
Property Management Centre 0191 236 2680



www.janforsterestates.com

