





2



1



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- Two Double Bedrooms
- Available 17th December
- Unfurnished
- First Floor Flat
- Council Tax Band *A*
- Gas Central Heating
- Double Glazing
- Viewing Recommended





TWO, DOUBLE BEDROOM, FIRST FLOOR FLAT offered unfurnished, in Gosforth. Available 17th December.

Internally the property briefly comprises: - bright and airy lounge diner with box bay window, kitchen with wall and floor units, two good sized bedrooms and a modern bathroom WC with shower over the bath.

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

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council tax band *A*



First Floor



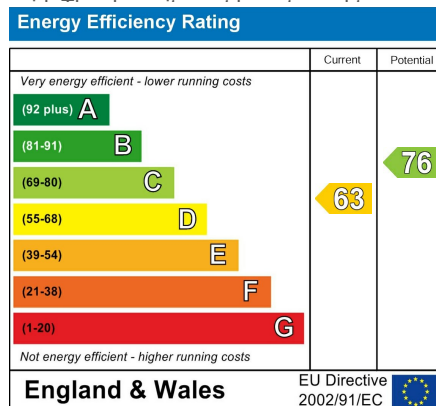
The difference between house and home

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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



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High Heaton 0191 270 1122
Tynemouth 0191 257 2000
Low Fell 0191 487 0800
Property Management Centre 0191 236 2680



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