





- **Ground Floor**
- **Popular Location**
- **Offered Unfurnished**
- **Council Tax Band *A***
- **Call For More Information**
- **Two Bedrooms**
- **Available Now**
- **Close To Amenities**
- **Viewing Recommended**





**** Video Tour on our YouTube Channel | <https://youtu.be/tRObrsyzlAU> ****

This beautifully presented, two-bedroom, ground floor flat is situated on the popular Birchwood Avenue in High Heaton. Available now and offered unfurnished.

The flat is positioned conveniently for access to Chillingham Road and Four Lane Ends, with a wide variety of shops and restaurants. The Coast Road and Newcastle City Centre are within easy commuting distance and a local supermarket and gym are additionally within walking distance.

Internally the property briefly comprises: - entrance hallway with storage, bright and airy lounge with bay window, stylish kitchen with fitted wall and floor units, built-in appliances and rear garden access, two double bedrooms, and a modern shower room WC. The property also boasts gas central heating and double glazing. Externally there are gardens to the front and rear.

For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

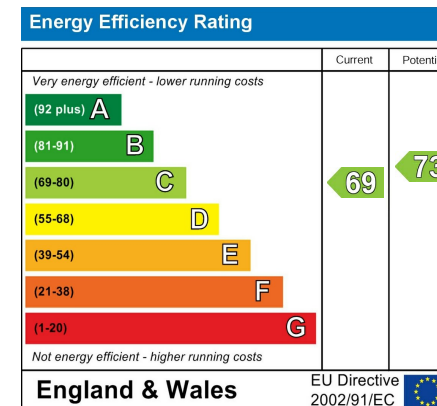
Council Tax band *A*.



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

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