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- **Ground Floor Flat**
- **Unfurnished**
- **Stunning Interior**
- **Council Tax Band *A***
- **Private Rear Yard**
- **One Bedroom**
- **Off Street Parking**
- **Available Now**
- **Recently Refurbished**





STUNNING ONE BEDROOM GROUND FLOOR APARTMENT Available NOW, and offered Unfurnished in Gateshead.

Jan Forster Estates are delighted to offer for rental this stunning one bedroom ground floor apartment situated close to Saltwell Park in Gateshead, conveniently located for access to all local amenities.

The property is offered unfurnished and briefly comprises:- entrance hall, bright and airy lounge, fitted kitchen, one bedroom, modern shower room and a separate WC. Externally there is a rear yard and off street parking.

Saltwell Park, based in the heart of Gateshead, it is one of Britain's finest examples of a Victorian Park. The park has seen an amazing transformation and has been restored to its Victorian splendor. It encompasses 55 acres of landscapes, woodland and ornamental gardens as well as public sports facilities, a refreshment house, a lake, play areas, bowling greens, Saltwell Towers, the animal house, an education centre and a maze. Saltwell Tower's - a fairy tale mansion house, now houses a visitor centre and cafe.

COVID-19 Guidelines

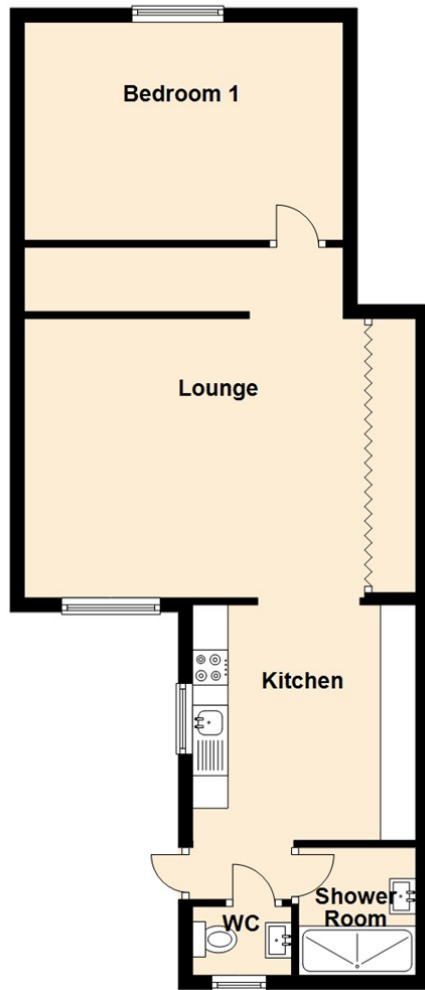
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Internal viewings are highly recommended. For more information contact our Low Fell office on 0191 487 0800

Council Tax Band *A*



Ground 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England & Wales		
EU Directive 2002/91/EC		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



www.janforsterestates.com

