







- Ground Floor Flat
- Offered Unfurnished
- Council Tax Band \*A\*
- Close To Amenities
- Double Glazing
- Two Bedrooms
- Available 20th February
- Well Presented
- Gas Central Heating
- Must Be Viewed







Jan Forster Estates are delighted to bring to the rental market this two bedroom ground floor flat with a beautiful uninterrupted rear aspect. The property is offered on an unfurnished basis and is available 20th February 2023.

The well presented flat briefly comprises:- entrance hall, modern kitchen with fitted wall and floor units and integrated oven and hob, bright and airy lounge with French doors opening on to the rear garden, two good-sized bedrooms, and a three piece shower room WC. Externally there is a generous lawned garden to the rear. Further benefits include gas central heating and double glazing.

The property is well placed for access to a great range of local amenities in the village itself and is only a short commute to the Coast with further amenities in Seaton Sluice and Whitley Bay. There is also easy access to main travel links and motorways.

Early viewings are highly anticipated. To book yours or for more information please call our Tynemouth office on 0191 257 2000.

#### 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\*



## The difference between house and home

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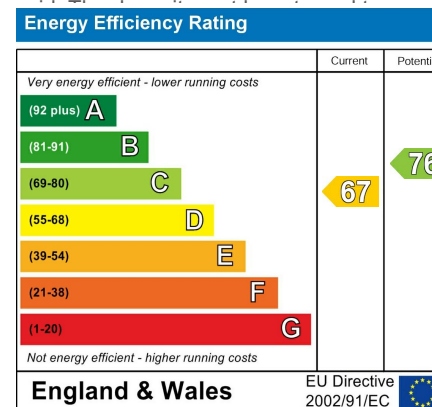


[www.janforsterestates.com](http://www.janforsterestates.com)

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



<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
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<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>

