





- Two Bedrooms
- Office Space
- Beautifully Presented
- Allocated Parking
- Part Furnished
- Maisonette
- Two Shower Rooms
- Intercom System
- Gated Courtyard
- Available 8th March





** Video Tour on our YouTube Channel | <https://youtu.be/oTOWNROb6wY> **

Jan Forster Estates are delighted to present this fabulous, stylish maisonette located in the City Centre of Newcastle upon Tyne, available 8th March on a part furnished basis. Situated opposite Leazes Park which offers some beautiful scenic strolls, the two bedroom property provides spacious accommodation in the heart of the city.

With easy access to excellent bus and Metro links and within walking distance of many bars, restaurants and other local amenities, it must be viewed to appreciate everything it has to offer.

The property is accessed on the ground floor and briefly comprises:- an open breakfasting kitchen and dining room with storage cupboard. There is also an office space with a modern shower room. To the first floor, there is a bright and airy lounge, two good-sized bedrooms; both with built-in storage, and a stylish three piece shower room WC.

Externally, there is a gated courtyard with an intercom system and allocated parking as well as visitor parking bays.

Viewings come highly recommended for the fabulous property. For more information and to arrange your viewing, please call our lettings team 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 *C*.



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	78	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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