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- Ground Floor Flat
- Council Tax Band *A*
- Unfurnished
- Well Appointed Kitchen
- Central Location
- Two Bedroom Home
- Close To Amenities
- Gas Central Heating
- Handy For Local Park
- Viewing Essential





**** Video Tour on our YouTube Channel | <https://youtu.be/b-P4XxWTdM4> ****

A well presented ground floor flat available on an unfurnished basis. The property briefly comprises; entrance hall, lounge, well appointed kitchen, two bedrooms and a bathroom. Externally there is a yard to the rear. The property is double glazed and warmed with gas central heating.

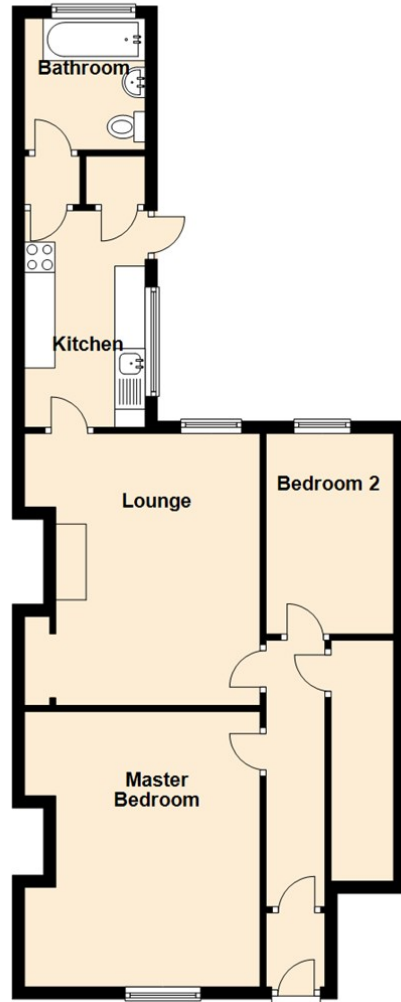
The location of this property is without doubt extremely central, and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and of course the Metro Service. For the growing family the property is well positioned for access to very well regarded schools. This property has been superbly improved and offers very comfortable living space.

In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is. Please call 0191 257 2000 for more information.

Council Tax band *A*.



Ground Floor



The difference between house and home

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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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

