







- Available NOW
- Offered Unfurnished
- Ground Floor Apartment
- Private Entrance
- Patio Area
- Two Bedrooms
- Excellent Location
- Allocated Parking







TWO BEDROOM APARTMENT available NOW in a popular location in Gateshead. Council Tax band \*B\*.

Situated on this prestigious development overlooking the iconic Staithes, Jan Forster Estates are pleased to offer this ground floor unfurnished property with river views. The Stephenson is ideally situated for anyone commuting to Newcastle City Centre and is located close to local shops and amenities including The Staithes Café.

The internal accommodation briefly comprises:- entrance hall with two storage cupboards, family bathroom, two bedrooms; the main bedroom with access to the front patio area. There is also an open plan lounge/kitchen/dining room with fitted units, integrated oven and hob, and French doors out to the patio area. Parking is available via an allocated space.

For more information and to book your viewing please call our Low Fell branch on 0191 487 0800.



## Ground Floor



## 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 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

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Tynemouth

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Low Fell

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Property Management Centre

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