

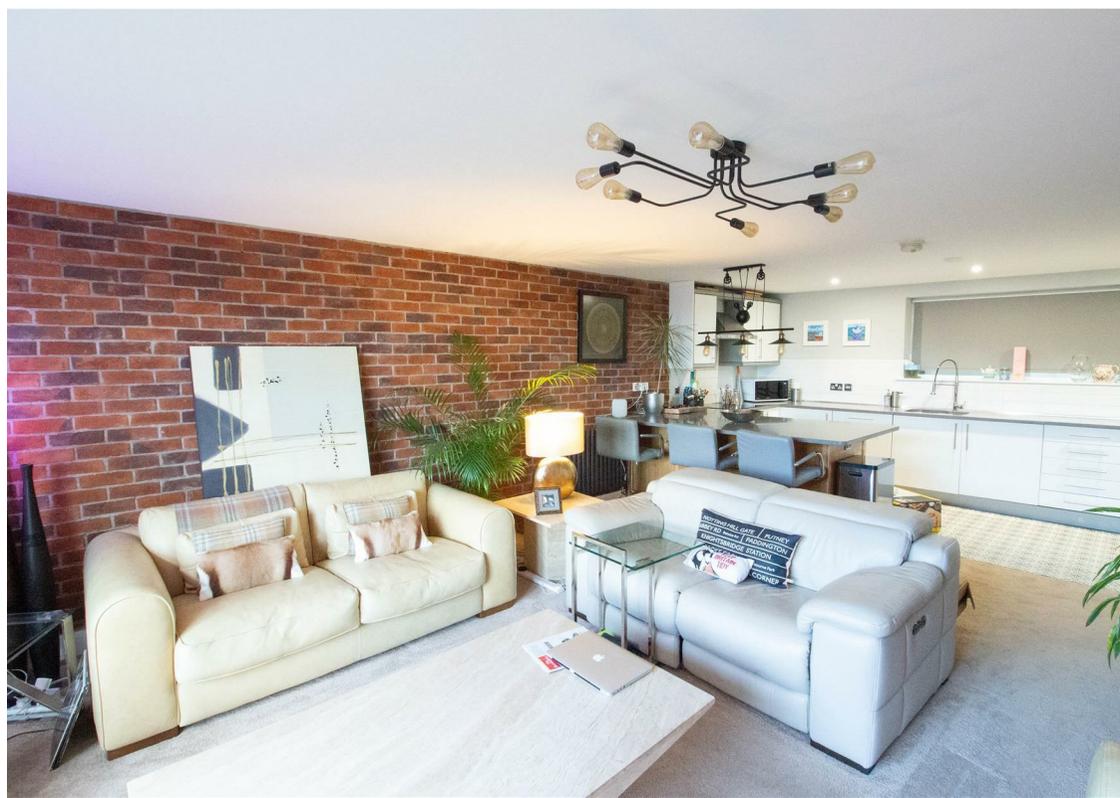


THE IRVIN BUILDING



2 1 2

- Abundance of Space
- Stunning Lounge
- Two Double Bedrooms
- Available to View Now
- Vibrant Location
- Modern Fitted Kitchen
- Immaculate Condition
- Secured Parking
- Council Tax Band \*D\*
- Viewing Essential





#### THE WOW FACTOR | ROOFTOP TERRACE | SUPERB KITCHEN

This immaculate and spacious second floor apartment has just come available on the ever desirable Irvin Building, Union Quay. Not only does it offer the WOW factor of interiors, it offers a great location PLUS a shared rooftop terrace. Don't delay!

The property briefly comprises:- entrance hall which leads into a spacious bright and airy open plan lounge/kitchen with fitted units and quality fixtures and fittings including fridge/freezer and oven/hob.

There are two double bedrooms; with the main bedroom having views over the Quayside looking onto the sea and a separate en-suite shower room. There is also a modern three piece family bathroom WC.

Externally you can enjoy a fabulous communal roof terrace which offers great views of the sea and Quayside. Complete with a service elevator and an underground secure parking space. Extra resident parking can be applied for at an extra charge.

Early viewings are highly anticipated to appreciate the standard of accommodation on offer. For more information please call our team 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 \*D\*

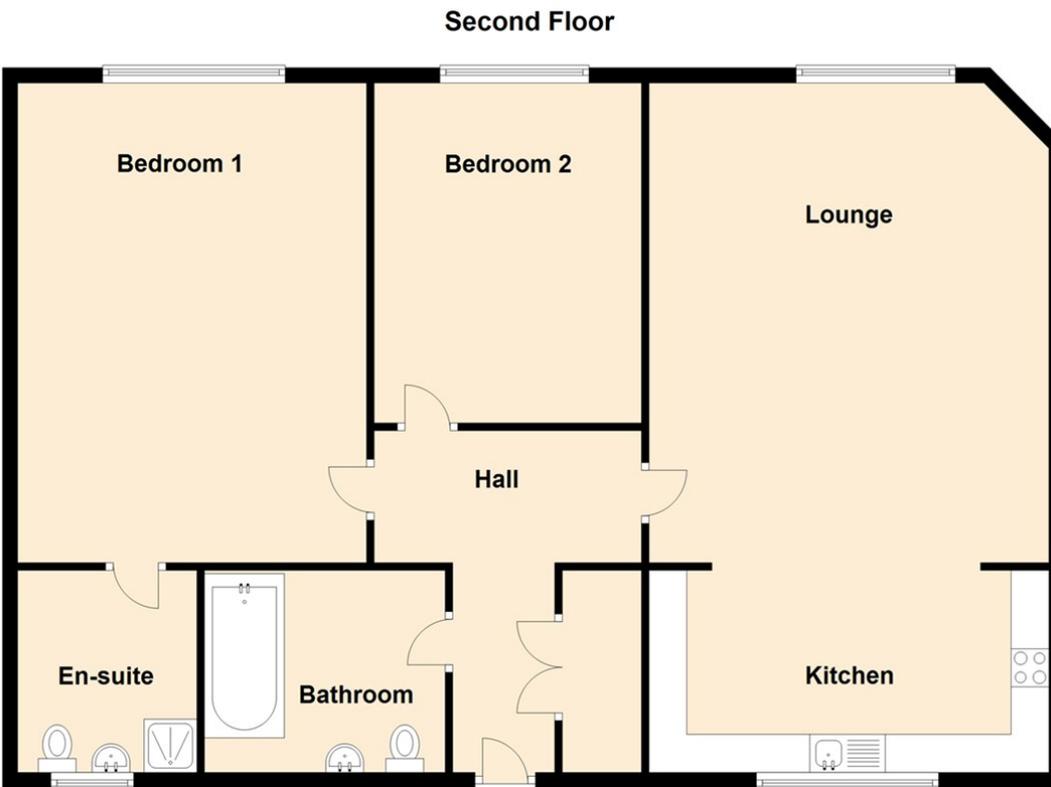


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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>82</b>	<b>83</b>
(69-80) <b>C</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	



## The difference between house and home

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