





- **Ground Floor Flat**
- **Off Street Parking**
- **Ample Storage**
- **Unfurnished Basis**
- **Video Tour Available**
- **Two Bedrooms**
- **Rear Garden**
- **Very Well Presented**
- **Available NOW**
- **MUST BE VIEWED**





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

Jan Forster Estates are pleased to present to the market this lovely ground floor flat which is situated on the highly sought after Ferndene Grove in High Heaton. Available NOW on an unfurnished basis, the property is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

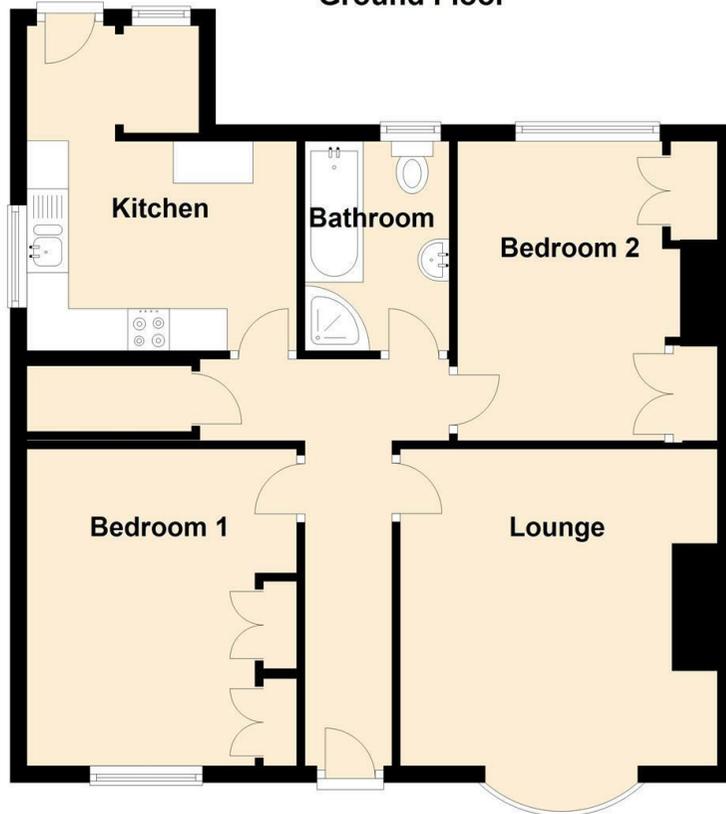
The accommodation on offer briefly comprises:- entrance hallway, lounge with bay window and feature fireplace, fitted kitchen with wall and floor units, two double bedrooms; both bedrooms benefitting from built-in storage, and there is a four piece family bathroom WC. The flat is double glazed and warmed with gas central heating. Externally, there is an easily maintainable garden to the rear and a driveway to the front providing off street parking.

An early viewing of the property is recommended to truly appreciate the position and the features it has to offer. For more information on this and to book your viewing, please call our High Heaton branch on 0191 270 1122.

Council Tax band *A*



Ground Floor



The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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		
(55-68) D	62	75
(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



www.janforsterestates.com

