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- Ground Floor Flat
- Unfurnished Basis
- Two Bedrooms
- Shared Rear Yard
- Good Transport Links
- Available July
- Well-Presented
- Family Bathroom
- Local Amenities Nearby
- Council Tax Band \*A\*.







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/l7-7D68E6Uw> \*\***

Jan Forster Estates are delighted to welcome to the market this well-presented ground floor flat on Warton Terrace, Heaton. The property is available in July on an unfurnished basis.

This home is located in a desirable part of Heaton, close to excellent transport links and local amenities on and around Chillingham Road, with easy access to Newcastle Business Park, the city centre and the coast.

The accommodation briefly comprises:- entrance hallway, two good-sized bedrooms- bedroom one with a large bay window, generous lounge, fitted kitchen with integrated oven and hob, and a three-piece bathroom WC. The property also benefits from gas central heating and double glazing. Externally, there is a shared yard to the rear and a town garden to the front.

Early viewings come highly recommended. For more information and to book yours, please, call our High Heaton branch on 0191 270 1122.

Council Tax band \*A\*.





## The difference between house and home

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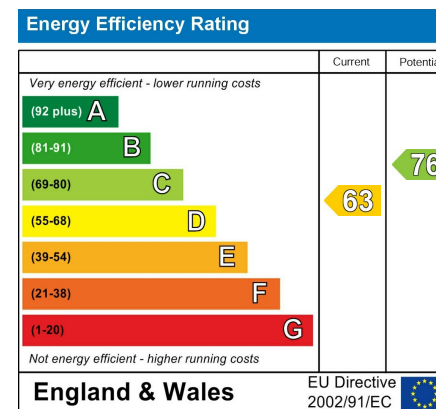


[www.janforsterestates.com](http://www.janforsterestates.com)

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.



<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>

