



 **Jan Forster**

**MORE IMAGES
COMING SOON!**

Viewings being booked... register your interest today



Call **0191 270 1122** for more information



- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Two Bedrooms
- Council Tax Band *A*
- T & C's Apply
- Buyers Fees Apply
- Ground Floor
- Investors Only
- Call For More Information

We welcome to the market this two bedroom ground floor flat situated on the popular Holly Avenue in Wallsend.

For sale by Modern Method of Auction: Starting Bid Price £60,000 plus Reservation Fee
This property is for sale by The Great North Property Auction powered by iam-sold.

The property is positioned close to local shops along with access to well-regarded schools and excellent travel links, and is only a short walk away from the Metro station and local bus links, with ease of access into Newcastle City Centre.

Internally the property briefly comprises:- entrance hallway, lounge/diner with feature fireplace, modern kitchen with fitted wall and floor units, two double bedrooms; the main benefiting from a bay window, and there is also a three piece bathroom with a corner bath. The property also benefits from gas central heating, ample storage and double glazing. Externally there is a private yard to the rear.

Early viewings are recommended. For more information and to book a viewing please call our High Heaton team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.



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		
(55-68) D	66	77
(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

