





- Available Mid-May
- Semi-Detached
- Private Garden
- Popular Area
- Transport links
- Offered Unfurnished
- Two Bedrooms
- Front Parking
- Local Facilities
- Council Tax Band *A*





Jan Forster Estates welcome to the rental market this very well-presented semi-detached home on Lilac Crescent in City Edge, which is available mid-May on unfurnished basis.

City Edge is only a short drive from Newcastle city centre and provides great access to the central Motorway, A1, and an abundance of public transport and local amenities. You can enjoy green open-space walks at Newcastle Town Moor- just five minutes from your doorstep, or explore hiking trails and a play area at Exhibition Park- perfect for a family day out.

The property briefly comprises to the ground floor: lounge, very well-appointed kitchen with top and floor units, and integrated appliances, and it opens onto the private rear garden via French doors. There is also a handy ground floor WC. Off the landing to the first floor, you are presented with two good-sized bedrooms and the modern family bathroom WC. Externally, there is a charming garden to the rear and parking to the front of the property.

This home must be viewed to appreciate the accommodation on offer. For more information and to book a viewing, please, call our Gosforth office on 0191 236 2070.

Council Tax band *A*





The difference between house and home

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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	