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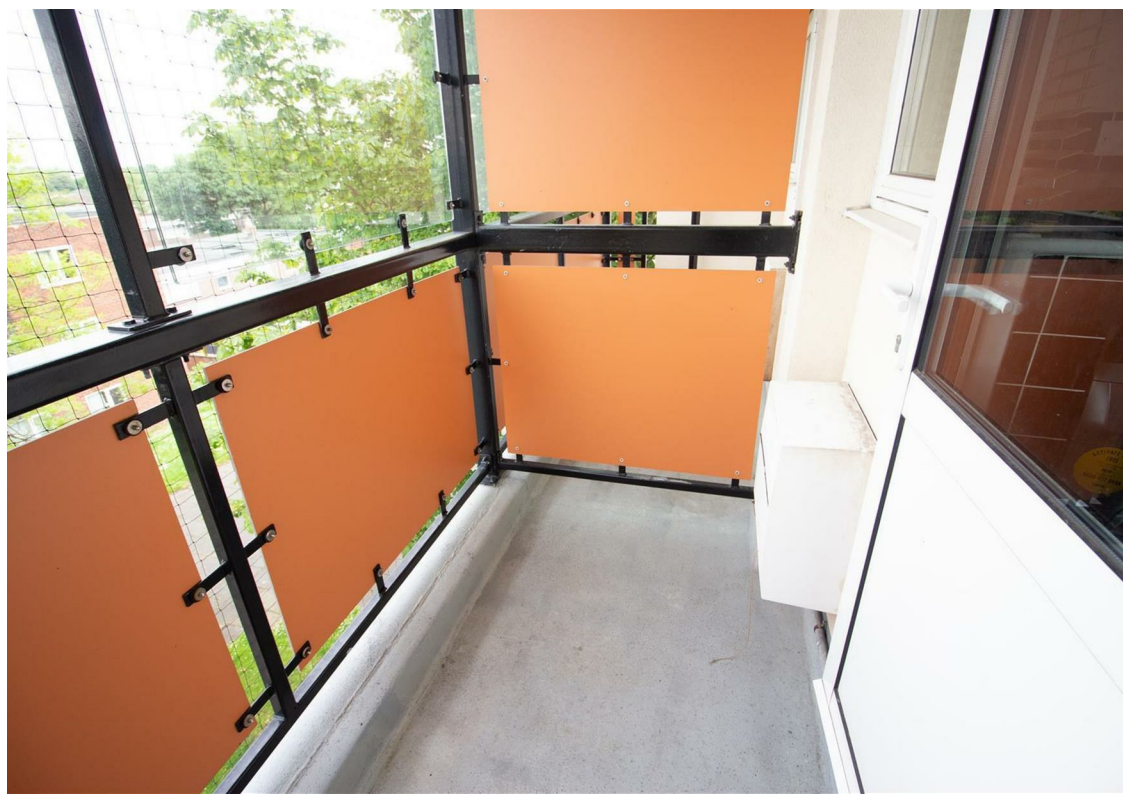


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- Third Floor
- Part Furnished
- Two Bedrooms
- Council Tax Band *A*
- Call For More Information
- Available 4th July
- Close To Amenities
- Balcony
- Viewing Recommended





This third floor apartment is located on the popular Bramwell Court in Gosforth. Available 4th July and offered part furnished.

The property offers a fantastic location, within walking distance from Gosforth High Street where you will find an array of bars restaurants, and shops.

The apartment itself is located on the third floor and briefly comprises: - bright and spacious lounge which has been decorated in a neutral colour and fitted with light wooden flooring. Furnished with two modern sofas and a black coffee table. The kitchen has been fitted with cream wall and floor units, offering plenty of storage. Appliances include fridge/freezer, washing machine, oven/hob, kettle, and crockery.

There are two good-sized bedrooms; both of which have free-standing wardrobes, and have plenty of space for your own bed. The family bathroom is finished in a white modern tile and fitted with WC, sink, bath, and a shower over bath.

Must be viewed to appreciate the space on offer. Please call our Gosforth team on 0191 236 2070.

Council Tax Band *A*.



Third Floor



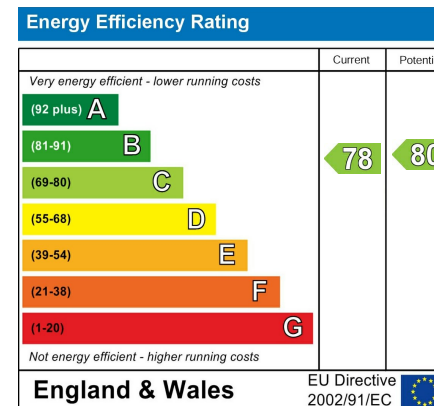
The difference between house and home

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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 proceed.



Gosforth

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High Heaton

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Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680



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