





- Popular Location
- Two Bedrooms
- Available May
- Viewing Recommended
- First Floor
- Unfurnished
- Council Tax Band *A*
- Call For More Information





TWO BEDROOM FIRST FLOOR APARTMENT. Available May 2025 on Birchwood Avenue in High Heaton.

The accommodation on offer briefly comprises:- entrance hallway, lounge with bay window, kitchen with wall and floor units and integrated oven and hob, two double bedrooms and a four piece bathroom with walk in shower. The flat is double glazed and warmed with gas central heating. Externally there is a garden to the rear.

The property is in a great location and positioned conveniently for access to local amenities including a supermarket, shops, transport links, and is only a short commute from Paddy Freemans park.

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 or similar properties please call our Heaton branch on 0191 270 1122.

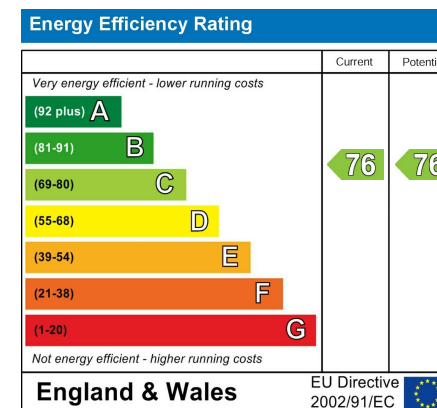
Council Tax Band *A*.



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.



The difference between house and home

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