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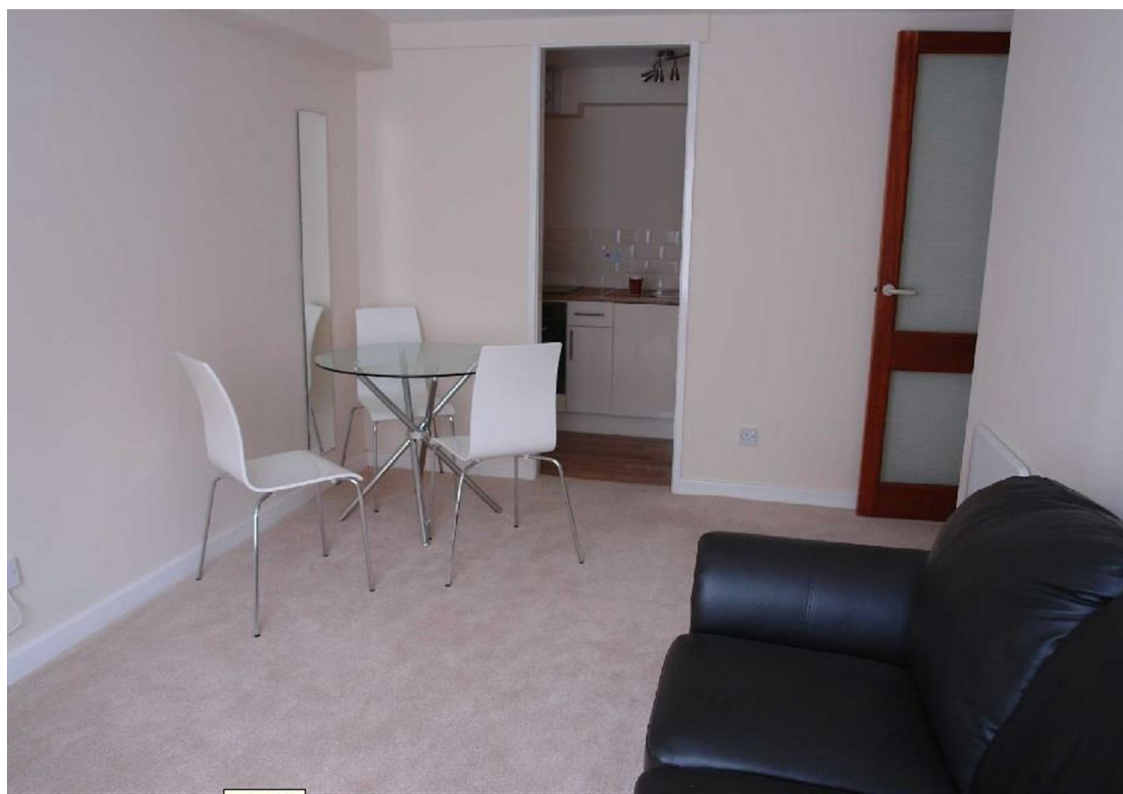


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- City Centre Apartment
- 2nd Floor Apartment
- Water Rates Included
- Next to Eldon Gardens
- Available Now
- Two Bedrooms
- Furnished Basis
- Council Tax Band \*B\*
- Close to Transport Links





Offered for rent on a furnished basis and available now, this well presented spacious apartment must be viewed. The apartment will appeal to a variety of renters and is situated in heart of Newcastle city centre.

This unique apartment briefly comprises:- spacious entrance hall, open plan lounge and kitchen with fitted units and integrated oven and hob, two double bedrooms and a bathroom with a shower over the bath. The property is warmed with electric heating. Externally there are communal gardens and you are only around a very short walk away from Eldon Square!

Viewings are highly recommended to appreciate the accommodation on offer. Please call us on 0191 236 2070 for more information.

Council Tax band \*B\*.

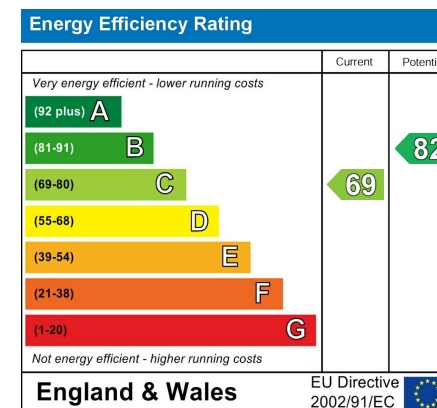




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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