





- Available Now
- Ground Floor
- Close To Amenities
- Council Tax Band *A*
- Call For More Information
- Unfurnished
- Two Bedrooms
- Allocated Parking Space
- Viewing Recommended





Forming part of this purpose-built development, this stunning two bedroom ground floor apartment is situated within the highly sought after Dukesfield and is truly a home to be proud of. Available now and offered unfurnished.

Internally the property briefly comprises:- communal entrance, private entrance hallway, charming bright and airy lounge/diner, kitchen with fitted units and an integrated oven and hob. There are two double bedrooms; the main with en-suite shower room and there is also a modern family bathroom WC. Further benefits include gas central heating and double glazing.

The area benefits from a wealth of local amenities and there are great schools within easy reach along with the Tyneside Metro service which will have you into Newcastle city centre within 20 minutes. Stunning local beaches are only some 10 minutes' drive away along with a variety of Tyneside attractions. The Cobalt Business Park and Silverlink Shopping Park are also within easy reach.

Externally there are communal areas, one allocated parking space and multiple visitors spaces.

We anticipate an extremely high level of viewings on this beautiful apartment. To arrange yours please call 0191 2513000.

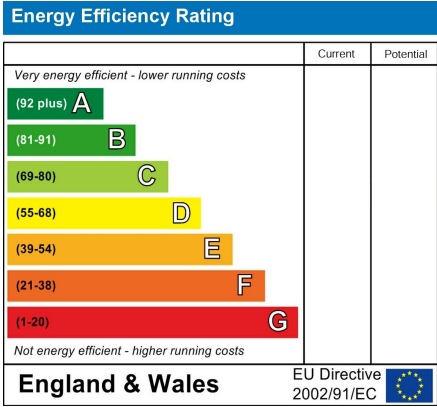
Council Tax band *A*.



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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