







- Two Bedrooms
- Available Now
- Ground Floor
- Unfurnished
- Close To Local Amenities
- Gardens
- Off Street Parking
- Viewing Recommended
- Call For More Information
- Council Tax Band \*A\*





TWO BEDROOM GROUND FLOOR FLAT in a popular location. Available NOW and offered unfurnished.

The property is positioned on Benton Park Road, close to a wide range of amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

Internally the property briefly comprises: - entrance hallway, modern three-piece bathroom WC, two good sized bedrooms; the main with a bay window and feature fireplace, spacious lounge with feature fireplace, dining kitchen with fitted wall and floor units and integrated oven and hob, and there is also a handy utility room. The property benefits from gas central heating and ample storage. Externally there is a garden and driveway to the front, providing off-street parking. There is also a garden to the rear with a patio area.

For more information or to book a viewing please call our High Heaton team on 0191 270 1122.

Council Tax Band \*A\*.

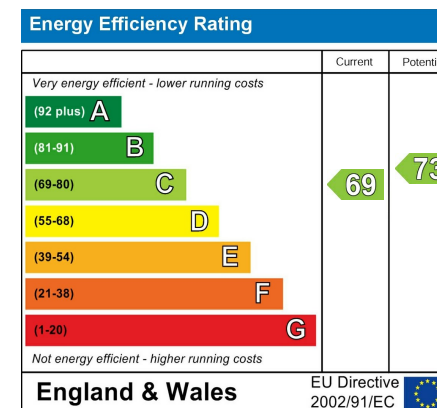




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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