







- Popular Location
- Two Bedrooms
- Rear Yard
- Double Glazing
- Call For More Information
- First Floor Flat
- Close To Amenities
- Gas Central Heating
- Council Tax Band \*A\*
- Video Tour Available







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/VrU-c2Vxgd4> \*\***

This two-bedroom first floor flat is positioned on the highly sought after Trew hitt Road, Heaton. Available now and offered part furnished.

The flat is conveniently located for access to a variety of local amenities such as shops, schools, activity centres, and more. The location also offers easy access to public transport facilities, including the Metro service and local bus routes, providing quick journeys into Newcastle city centre and surrounding areas.

Internally, the property briefly comprises: - entrance hallway and stairs to the first floor, lounge, kitchen with fitted wall and floor units, two bedrooms; the main benefitting from a bay window, and there is a three-piece bathroom WC with shower over the bath. Externally there is a spacious yard to the rear with gated access. The property also benefits from double glazing, gas central heating and ample storage.

Viewings come highly recommended with this property. To book yours or for more information please call our High Heaton sales team on 0191 270 1122.

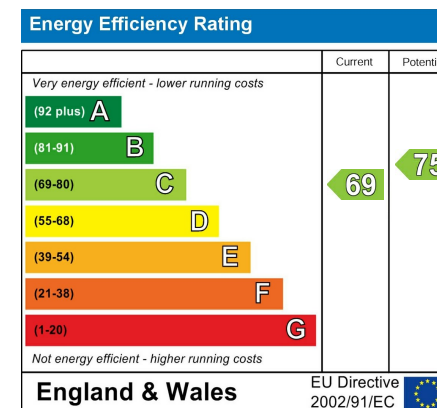
Council Tax band \*A\*.



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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