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- Popular Location
- Two Bedrooms
- Two Bathrooms
- Council Tax Band *B*
- Call For More Information
- Third Floor
- River Views
- Allocated Parking
- Viewing Essential





TWO BEDROOM APARTMENT WITH STUNNING RIVER VIEWS - Available Now and offered unfurnished.

Jan Forster Lettings are delighted to offer to the rental market this stunning third floor apartment, overlooking the river in The Staithes, Dunston.

The property is close to local amenities, the Metrocentre, Newcastle City Centre and the Team Valley.

The property is accessed via a communal entrance with stairs and lift access to all floors and briefly comprises: - entrance hall, open plan lounge with French doors opening on to a balcony, fitted kitchen, two bedrooms, the main bedroom with en suite and a modern bathroom WC. Externally there is allocated parking.

Internal viewings are highly recommended. For more information, please call our team on 0191 236 2070.

Council Tax Band *B*.





The difference between house and home

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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

