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- Popular Location
- First Floor
- Off Street Parking
- Gas Central Heating
- Council Tax Band *A*
- Two Bedrooms
- Available Now
- Close To Amenities
- Double Glazing
- Call For More Information





Jan Forster Estates are pleased to present to the market this lovely two bedroom first-floor flat, positioned on the highly sought after Ferndene Grove in High Heaton. Available NOW on a furnished or unfurnished basis.

The location of property is in a convenient position for access to a wide range of local amenities, the DWP, Freeman Hospital, and public transport links.

The accommodation on offer briefly comprises: - entrance and stairs to the first-floor landing, lounge with bay window, fitted kitchen with wall and floor units, two double bedrooms and a three-piece shower room WC. The flat is double glazed and warmed with gas central heating. Externally, there is an easily to maintain garden to the front and a driveway providing off street parking. There is also a garden to the rear.

An early viewing of the property is recommended to truly appreciate the position and the features it has to offer. For more information on this and to book your viewing, please call our High Heaton branch on 0191 270 1122.

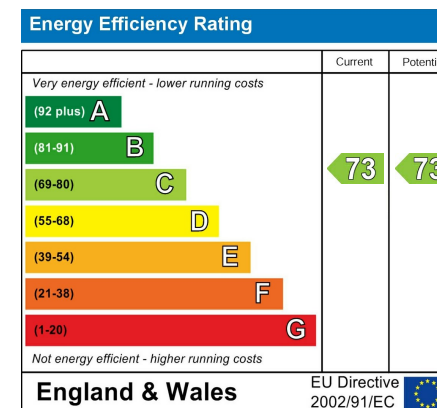
Council Tax Band *A*.



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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