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- Spacious Apartment
- Two Double Bedrooms
- Sought After Location
- Balcony
- Council Tax Band *D*
- River Views
- Furnished
- Available September
- En-Suite Facility
- Secure Intercom Entry System





TWO DOUBLE BEDROOMS | SECOND FLOOR APARTMENT | FURNISHED

Jan Forster Estates are delighted to offer to the rental market this stylish and modern two-bedroom apartment available in September on a furnished basis.

Occupying an enviable position on the vibrant Quayside and boasting breathtaking views over the River Tyne, this exceptional apartment offers a perfect blend of style, comfort, and location - making it an irresistible choice for those seeking both convenience and a dynamic Riverside lifestyle.

Internally the property briefly comprises: - bright and airy lounge with dual aspect windows, modern fitted kitchen with wall and floor units, two double bedrooms; the main bedroom with en-suite shower room and balcony, and there is a three-piece bathroom WC with shower over the bath. Externally there is allocated parking and communal grounds.

Viewings are highly recommended. For more information, please call our branch on 0191 236 2070.

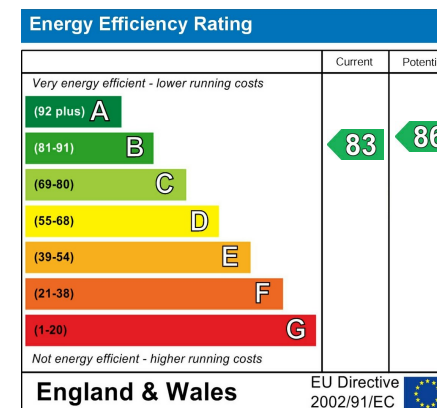
Council Tax band *D*.



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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