





- **Three Bedrooms**
- **First Floor Flat**
- **Excellent Location**
- **Council Tax Band *A***
- **Call For More Information**
- **Part Furnished**
- **Available NOW**
- **Recently Fitted Kitchen**
- **Viewing Recommended**





THREE BEDROOMS | AVAILABLE NOW | PART FURNISHED

Well-presented and much improved three-bedroom first floor flat on the ever-desirable Salters Road in Gosforth that is available immediately.

The property is close to a wealth of local amenities and facilities including cafes, bars, restaurants, shopping on Gosforth High Street and the Metro, with further amenities offered within Newcastle City Centre.

Internally the accommodation retains the period charm while benefiting from modern upgrades and briefly comprises: - entrance hall with stairs to the first-floor landing, lounge, recently installed kitchen with integrated oven and hob, three generous bedrooms; the main with bay window, and there is also a bathroom WC. Externally the property has a private yard to the rear.

Overall, a stunning flat that must be viewed to appreciate the standard of accommodation on offer. Please call our Gosforth team on 0191 236 2070 for more information.

Council Tax Band *A*.

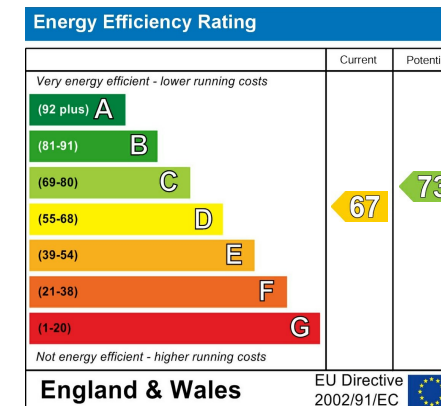




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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