Jan Forster

Violet Drive | Cramlington | Newcastle Upon Tyne | NE23 8FY

£1,350 Per Calendar Month

3 1 2

- Professional Landlord
- White Goods Included
- Pets Considered
- Long Term Tenancies Available
- Available End of March
- Off Road Parking
- Call For More Information
- Zero Deposit Option Available

ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this 'Brentford' style property available end of March, located in the magnificent new development called West Meadows in Cramlington.

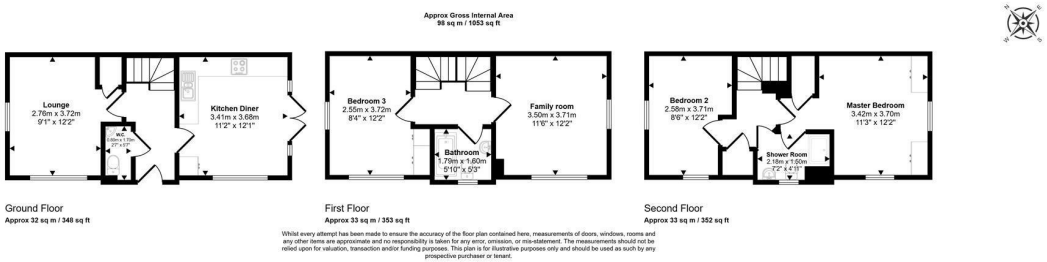
Presenting a contemporary three-storey residence, this property provides a versatile layout of 3/4 bedrooms.

The ground floor comprises of a centrally located entrance hall with staircase, storage cupboard and WC, a dual-aspect family room to the right and a spacious kitchen dining area to the left of the property, featuring French doors that open up to the garden. To the first floor, there is a contemporary bathroom, with a dual aspect family lounge/4th bedroom, and a spacious double bedroom to the left. The second floor comprises a further 2 double bedrooms with a dual access shower room in the centre.

Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows is the perfect place for your family to call home.

Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

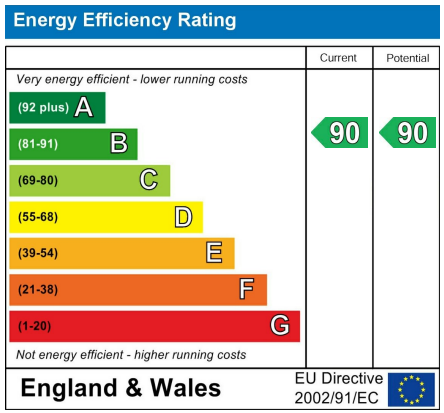
Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer- generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative.



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



The difference between house and home

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