





- Professional Landlord
- Long Term Tenancies Available
- White Goods Included
- Off Road Parking
- Pets Considered
- Zero Deposit Option
- Call For More Information
- New Build Property





ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this 'Ellerton', located in the new development called West Meadows in Cramlington.

The ground floor comprises of an entrance hallway leading into the front reception room, which features generous windows that flood the room with natural light. There is a WC and storage cupboard located in a central lobby, which leads to a fully integrated kitchen dining area, perfect for entertaining, with French doors that effortlessly connect the indoor and outdoor spaces.

The first floor houses an additional storage cupboard, 2 double bedrooms and 1 single bedroom which offer ample storage space. The master bedroom, which faces the front of the property, includes the luxury of an en-suite while a contemporary family bathroom completes the layout.

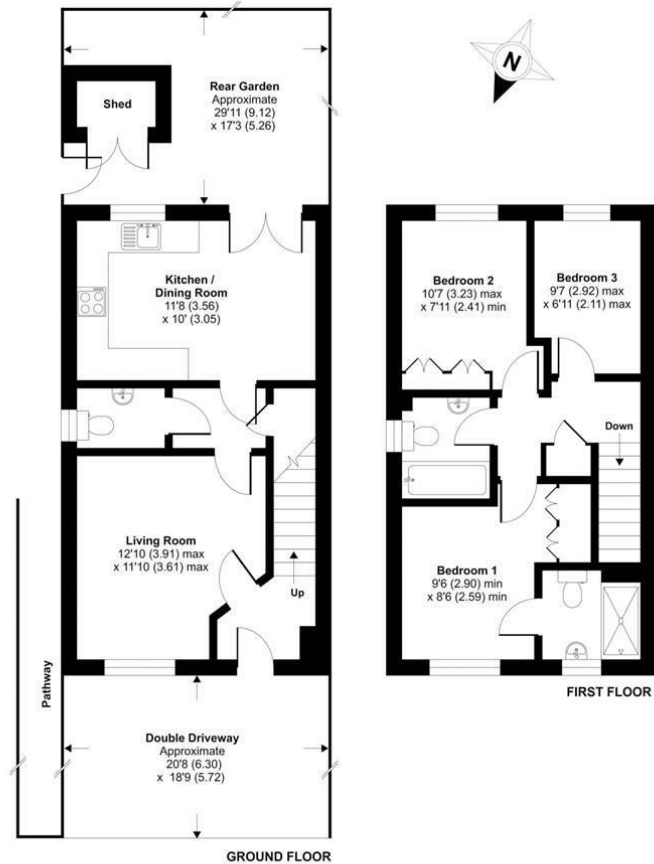
Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows 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 more information on layouts & specifications, please speak to your Lloyds Living representative.



Approximate Area = 831 sq ft / 77.1 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 845 sq ft / 78.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lomond Property (Lettings). REF: 1314734

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 proceed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

