





- **Great Location**
- **Available End of August**
- **Two Bedrooms**
- **Off Street Parking**
- **Viewing Highly Recommended**
- **Ground Floor**
- **Furnished**
- **Rear Yard**
- **Close To Amenities**
- **Call For More Information**





Jan Forster Estates are delighted to present this well-presented ground-floor flat, ideally located on the ever-popular Eighth Avenue in Heaton. Available at the end of August on a furnished basis.

Perfectly positioned close to excellent transport links and a wide range of local amenities on and around Chillingham Road, the property also offers easy access to Newcastle Business Park and Newcastle City Centre, making it ideal for professionals and commuters alike.

The accommodation is both spacious and well laid out, comprising a welcoming entrance hallway, two generously sized bedrooms - one benefitting from a large bay window - a comfortable lounge featuring an attractive fireplace, and a modern kitchen fitted with a range of wall and floor units. The four-piece bathroom includes a WC, wash basin, bath, and separate shower cubicle. Additional benefits include gas central heating and double glazing throughout.

Externally, the property boasts a private rear yard with gated access providing off-street parking, as well as a town garden to the front.

Early viewings come highly recommended. For more information and to book a viewing please call 0191 236 2070.

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.

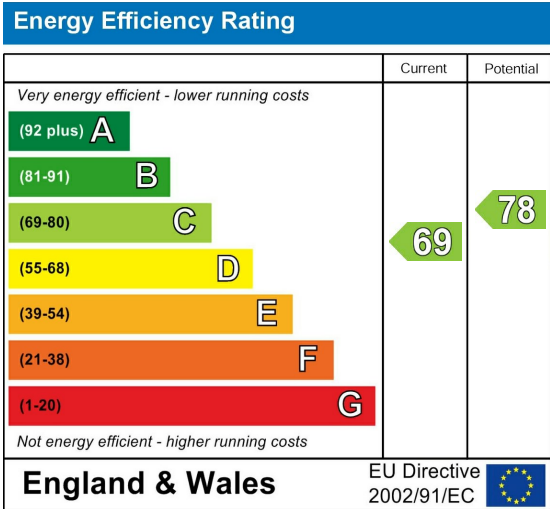
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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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**Contact Us: 0191 236 2070**