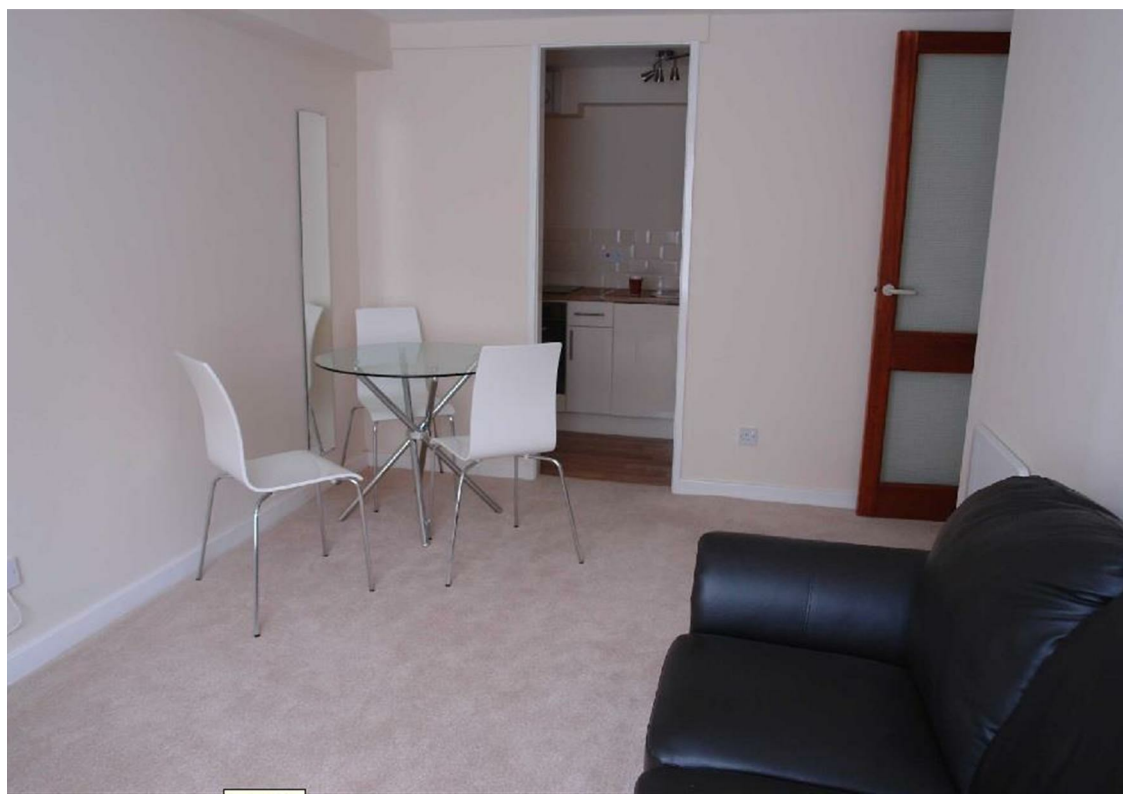






- **City Centre Apartment**
- **Second Floor Apartment**
- **Council Tax Band: B**
- **Close to Transport Links**
- **Call For More Information**
- **Two Bedrooms**
- **Furnished Basis**
- **Close To Elson Square**
- **Available Now**





Offered for rent on a furnished basis and available now, this well-presented and spacious apartment occupies a prime position within Newcastle city centre and is ideally suited to professionals, couples, and those seeking convenient access to the city.

The accommodation briefly comprises a welcoming entrance hall, a generous open-plan lounge and kitchen fitted with a range of units and integrated oven and hob, two double bedrooms and a bathroom WC with a shower over the bath. The property benefits from electric heating, while externally residents have access to communal gardens.

Eldon Square shopping centre, Newcastle University, St James' Park and a wide range of restaurants, bars and cultural attractions are all within a short walk, making this an excellent base for city-centre living.

Leazes Square is a highly regarded residential development situated on the Western side of Newcastle city centre, close to the open green spaces of Leazes Park. The location combines the convenience of central living with a quieter setting away from the busiest shopping streets, while offering excellent access to Metro stations, major road links, the Royal Victoria Infirmary, Newcastle University and the city's business districts.

Viewings are highly recommended to appreciate the accommodation and location on offer. For further information, please call us on 0191 236 2070.

Council Tax Band: B



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.

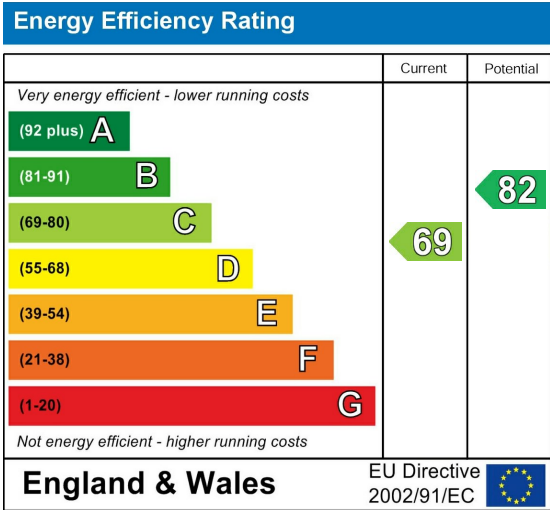
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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