





- **Top Floor Apartment**
- **Available Mid July**
- **Close to Metro Station**
- **Excellent Transport Links**
- **Walk-in Wardrobe**
- **Two Bedrooms**
- **Offered Unfurnished**
- **Sought After Location**
- **Allocated Parking**
- **Must be Viewed**





This delightful, top floor apartment is positioned in Sanderson Villas, St James Village. Available mid-July on an unfurnished basis.

The location a well-established residential area known for its convenient location and excellent transport connections. The nearby Metro station is within walking distance, providing easy access to Gateshead, Newcastle City Centre, the coast, and surrounding areas. A range of local amenities, including shops, supermarkets, and leisure facilities, are close by, while Newcastle City Centre offers an extensive selection of retail, dining, and entertainment options.

The accommodation comprises a bright and spacious open-plan lounge and modern fitted kitchen with an integrated oven and hob. The lounge benefits from French doors opening onto a Juliet balcony, allowing plenty of natural light and creating an airy feel. There are two well-proportioned bedrooms, including the main bedroom with a walk-in wardrobe, and a modern three-piece bathroom featuring a shower over the bath.

Externally, the property includes an allocated parking space for added convenience.

Internal viewings are highly recommended. For more details please contact our team on 0191 236 2070.

Council Tax band: A



Top Floor



The difference between house and home


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www.janforsterestates.com

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

Contact Us: 0191 236 2070

