



 **Jan Forster**




 **Jan Forster**

Queen Alexandra Road West | North Shields | Tyne and Wear | NE29 9AA

£750 Per Month



 Jan Forster

 2  1  1

- Ground Floor Flat
- Available Now
- Unfurnished Basis
- Two Bedrooms
- Popular Location
- Close To Amenities
- Viewing Essential
- Call For More Information



 Jan Forster



 Jan Forster



Jan Forster Estates welcome to the market this well presented, ground floor flat on Queen Alexandra Road West in Tynemouth. Available now on an unfurnished basis.

The accommodation briefly comprises an inviting entrance hall, a bright and spacious lounge featuring an attractive fireplace, and a kitchen fitted with units, and integrated oven and hob and enhanced by a charming cast iron stove. There are two well-proportioned bedrooms and a contemporary bathroom/WC. Externally, the property benefits from a private rear garden, providing an excellent outdoor space for relaxing or entertaining.

Further benefits include double glazing throughout and gas central heating, ensuring comfort and energy efficiency all year round.

Ideally positioned, the property enjoys excellent access to local transport links, major road networks, well-regarded schools, and a wide range of everyday amenities. Tynemouth is renowned for its stunning coastline, vibrant village atmosphere and wealth of independent shops, cafés, restaurants, and traditional pubs. Residents can enjoy easy access to the award-winning Long Sands Beach, the historic Tynemouth Priory and Castle, and the popular weekend markets held within the station. centre, the wider region.

An early viewing of this home is essential. Please call 0191 236 2070 for more information.

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.

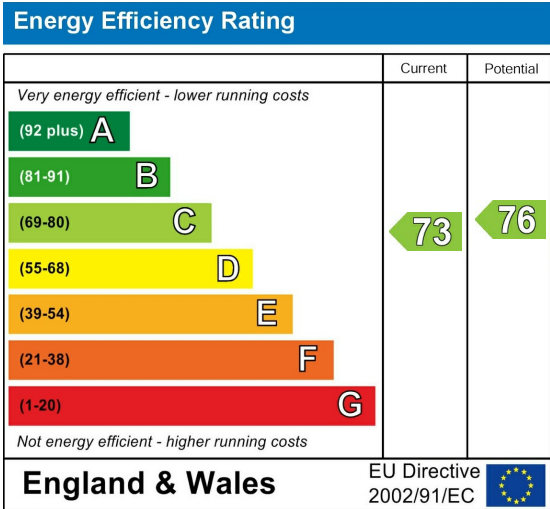
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.janforsterestates.com



Contact Us: 0191 236 2070