



 **Jan Forster**




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Hereford Court | Kingston Park | Newcastle Upon Tyne | NE3 2XT

£1,050 Per Calendar Month



 Jan Forster

 4       1       2

- Four Bedrooms
- Conservatory
- Off-Street Parking
- Council Tax Band: C
- MUST BE VIEWED
- En-Suite Facility
- Unfurnished - With White Goods
- Integral Garage
- Available Now



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Available now and occupying a pleasant position within Hereford Court, this terraced property is truly a home to be proud of. Available now and offered unfurnished.

Offering generous family accommodation close to local amenities including well regarded schools and shopping at Kingston Park retail park.

Briefly comprising:- open plan lounge/diner, kitchen with integrated appliances and access to the rear garden and conservatory. Off the landing to the first floor there are four bedrooms, bedroom one with en suite facilities and a three piece bathroom WC.

Externally, the property boasts beautiful gardens to the front with a drive offering off street parking and an enclosed rear garden.

Viewing comes highly recommended to appreciate the standard and location this property has to offer. To book yours or for more information please call 0191 236 2070.

Council Tax band: C



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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.

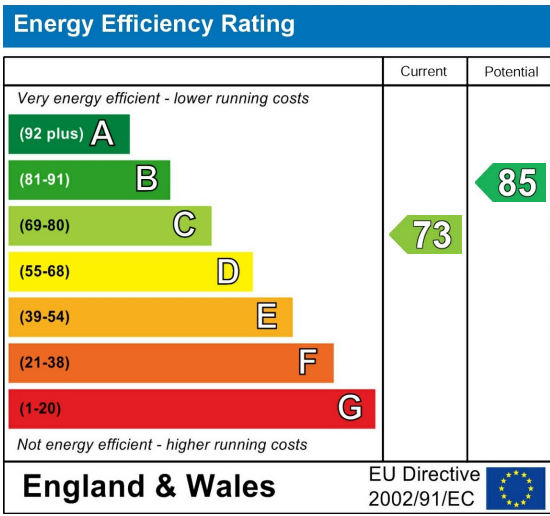
Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline 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.



## The difference between house and home

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**Contact Us: 0191 236 2070**

