



 Jan Forster

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High Meadows | | Newcastle Upon Tyne | NE3 4PW

£875 Per Month



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- Popular Location
- Two Bedrooms
- Mid Link Home
- Great Transport Links
- Early Viewing Recommended
- Available Now
- Unfurnished
- Close To Amenities
- Rear Garden
- Call For More Information



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This well-presented two-bedroom mid-link home is ideally situated in the popular High Meadows development within Montagu Estate. Available now on an unfurnished basis.

Perfectly positioned, the property offers convenient access to a range of local amenities including shops, well-regarded schools, and excellent transport links, making it an ideal home for professionals, couples, or small families.

The accommodation briefly comprises a welcoming entrance porch leading into a spacious lounge with an open-plan staircase, creating a bright and airy living space. To the rear, the fitted kitchen features an integrated oven and hob and provides direct access to the enclosed rear garden.

To the first floor are two generously sized bedrooms and a modern three-piece family bathroom comprising a bath with shower over, wash hand basin, and WC. Further benefits include gas central heating and double glazing.

Early viewing is highly recommended to appreciate the accommodation on offer. For further information, please contact our Gosforth branch on 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.

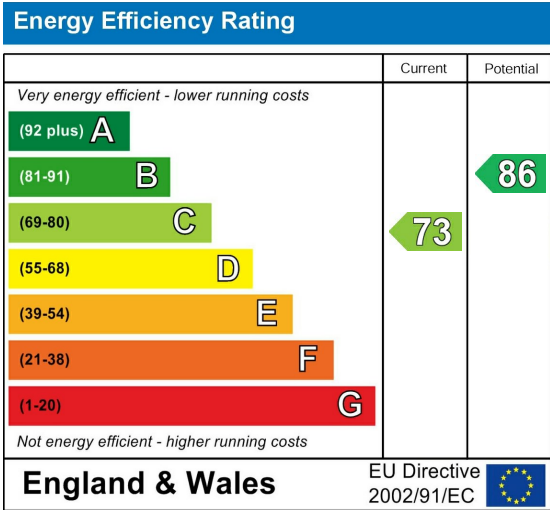
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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



Contact Us: 0191 236 2070