Jan Forster

Ferndene Grove | High Heaton | Newcastle Upon Tyne | NE7 7PJ

£895 Per Month

2 1 1

- Popular Location
- First Floor
- Two Bedrooms
- Available Now
- Unfurnished
- Rear Garden
- Close To Amenities
- Viewing Recommended
- Call For More Information

This charming, first-floor flat is situated on Ferndene Grove, a popular residential area in High Heaton. Available now on an unfurnished basis, offering a fantastic opportunity for tenants seeking a well-located and comfortable home.

The location is close to a wide range of amenities including well-regarded schools, a variety of shops and supermarkets, and the highly respected Freeman Hospital. Residents can also enjoy several nearby green spaces and parks, perfect for leisure and outdoor activities. Excellent public transport links provide swift and convenient access to Newcastle upon Tyne city centre, renowned for its vibrant atmosphere, extensive shopping facilities, diverse restaurants, and thriving entertainment scene.

The accommodation comprises a private entrance with stairs leading to the first-floor landing, opening into a bright and spacious lounge featuring an attractive bay window, while the well-appointed kitchen is fitted with a range of wall and base units providing ample storage and workspace. The property further offers two bedrooms and a bathroom with WC, with additional benefits including gas central heating and double glazing.

Externally, the property boasts a garden to the rear - an ideal space to relax or entertain during the warmer months.

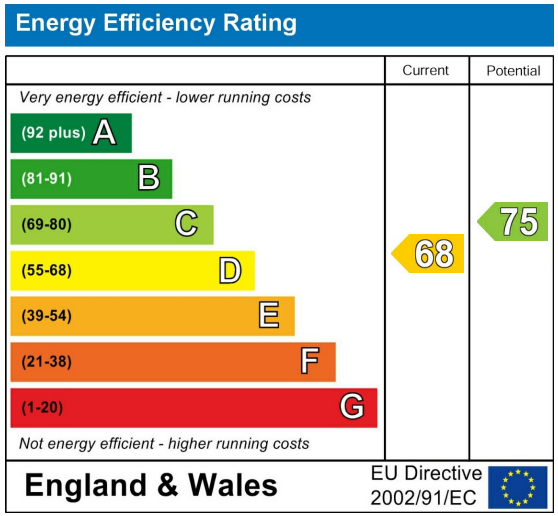
Early viewing is highly recommended to fully appreciate what this superb home has to offer. For further information please contact our team on 0191 236 2070.

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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Contact Us: 0191 236 2070