Jan Forster

Griffith Terrace | West Allotment | Newcastle Upon Tyne | NE27 0EG

£825 Per Month

2 2 1

- Popular Location
- Mid Terrace
- Two Bedrooms
- Available Mid November
- Furnished
- Private Rear Yard
- Close To Amenities
- Pedestrianised Street
- Viewing Recommended
- Call For More Information

This well-presented, two-bedroom, terraced home is situated on Griffith Terrace in West Moor and is available from mid-November on a furnished basis.

Positioned on a pedestrianised street, the property occupies a well-established residential location, with a great range of local amenities and excellent access to Cobalt Business Park, West Allotment Country Park, the A19 and nearby schools, making it a convenient choice for a range of tenants.

Internally, the property briefly comprises an entrance hall, spacious lounge, separate dining room and a fitted kitchen with integrated oven and hob. To the first floor are two bedrooms and a bathroom/WC featuring a four-piece suite.

Externally, the property benefits from a private rear yard, while further features include double glazing and gas central heating.

For further information or to arrange a viewing, please contact our team on 0191 236 2070.

Council Tax Band: A

The difference between house and home

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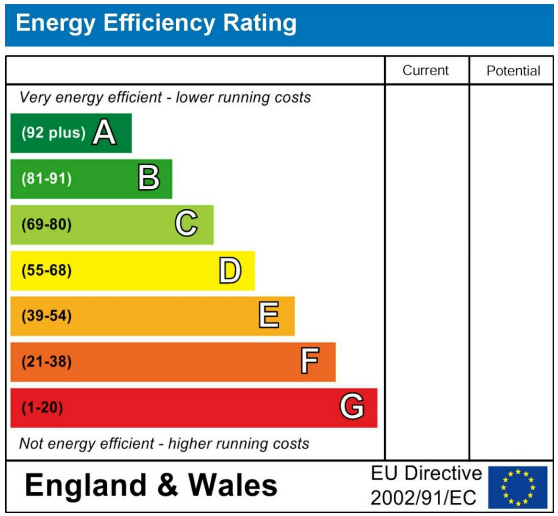
www.janforsterestates.com

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.



Contact Us: 0191 236 2070