



 Jan Forster

 Jan Forster

West Farm Avenue | Longbenton | Newcastle Upon Tyne | NE12 8LT
£775 Per Month



 Jan Forster



- Popular Location
- Two Bedrooms
- Close To Metro
- Council Tax Band: A
- Available Mid October
- Top Floor Flat
- Sun Room
- Local Shops Nearby
- Viewing Recommended
- Unfurnished With White Goods



 Jan Forster



 Jan Forster



 Jan Forster

TWO DOUBLE BEDROOM TOP FLOOR APARTMENT in a popular area of Longbenton. Available mid-October and offered unfurnished with white goods.

We welcome to the market this recently refurbished two bedroom second floor apartment located on West Farm Avenue in Longbenton, close to a mix of independent shops, cafes, and some green spaces, ideal for outdoor activities or just relaxing. A key feature of Longbenton is its proximity to the Metro Station, which connects the area to the heart of Newcastle and beyond.

The property is accessed via a communal entrance with storage and stair access to all floors and briefly comprises:- private entrance hallway leading to bright and airy lounge, two spacious double bedrooms, three piece family bathroom WC, fitted kitchen with wall and floor units, and a delightful sun room with Juliet balcony. Further benefits include gas central heating and double glazing.

Viewing comes highly recommended. Please call a member of our team on 0191 236 2070 for more information or to book a viewing.

Council Tax band: A



 Jan Forster



 Jan Forster



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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070

