





 Jan Forster



- Ground Floor Flat
- Gas Central Heating
- Available Now
- Private Yard
- View Via Agent
- Two Bedrooms
- Double Glazed
- Part Furnished
- Central Location
- Call For More Information



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Positioned on Dean Street in Gateshead, this well-presented, two-bedroom, ground floor flat offers comfortable and practical accommodation in a convenient location, ideal for professionals, couples or a small family.

The property is available now on a part-furnished basis, offering flexibility to suit a variety of tenants.

The accommodation briefly comprises an entrance hallway, spacious lounge, modern fitted kitchen, two well-proportioned bedrooms and a family bathroom complete with an overhead shower. Externally, the property benefits from a private rear yard, providing a useful outdoor space.

Dean Street is well placed for access to the amenities and attractions of central Gateshead, with shops, supermarkets, cafés, restaurants and everyday services all within easy reach. The area also benefits from excellent transport connections, making it convenient for commuting to Newcastle city centre and surrounding areas. Newcastle is easily accessible across the River Tyne, while Gateshead town centre and Sunderland are also within straightforward travelling distance. The nearby transport network provides a range of bus and Metro connections, making the location particularly appealing for those without a car.

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

Council Tax Band: A



Ground Floor



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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

