

Jan Forster

Stuart Court | Kingston Park | Newcastle Upon Tyne | NE3 2QF

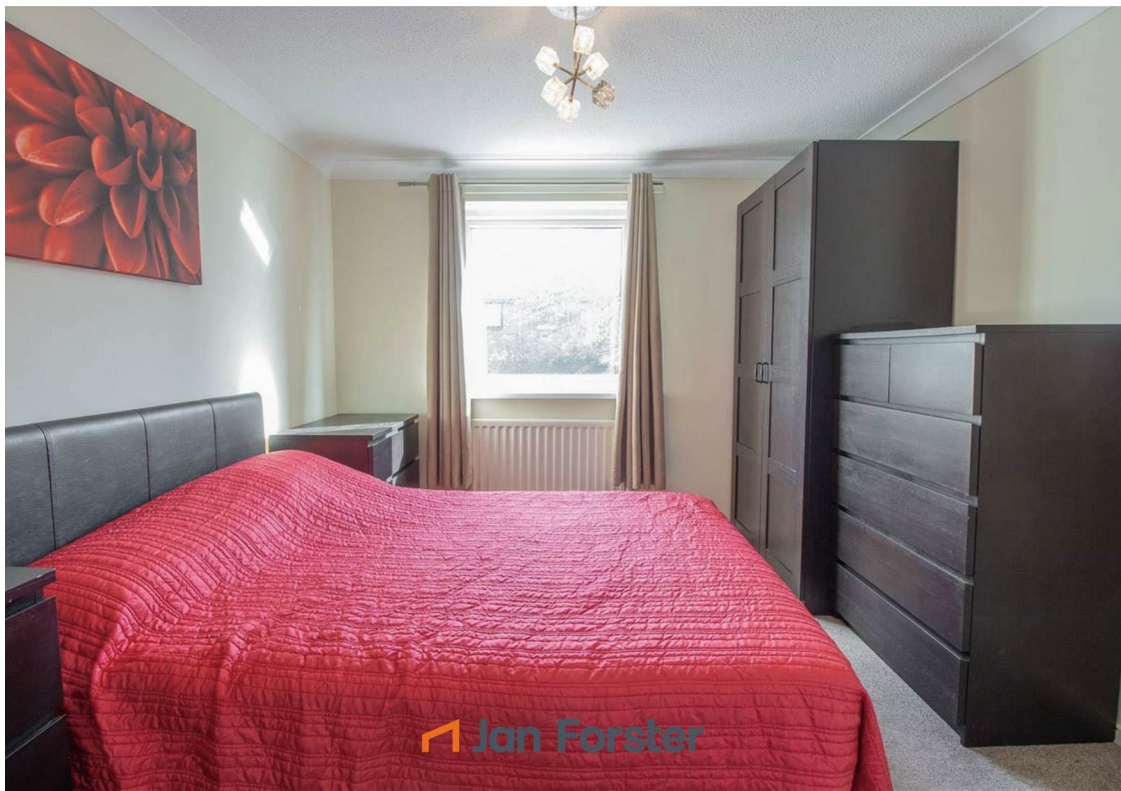
£695 Per Month



1 1 1

- One Bedroom
- Unfurnished
- Off Street Parking
- Close To Amenities
- Call for More Information
- Available NOW
- First Floor Flat
- Sought After Location
- Viewing Recommended









Situated within the popular Stuart Court in Kingston Park, this charming one-bedroom first-floor apartment offers comfortable living and is ideally positioned for convenient access to excellent transport links, including the Metro, as well as a range of local amenities and shops at the nearby retail park. Available now on an unfurnished basis.

The accommodation briefly comprises a welcoming entrance hallway leading through to an open-plan living area, incorporating a fitted kitchen complete with units, a breakfast bar and integrated oven and hob. There is also a well-proportioned double bedroom and a partially tiled bathroom/WC, fitted with a shower over a stylish p-shaped bath. Additional benefits include gas central heating and double glazing.

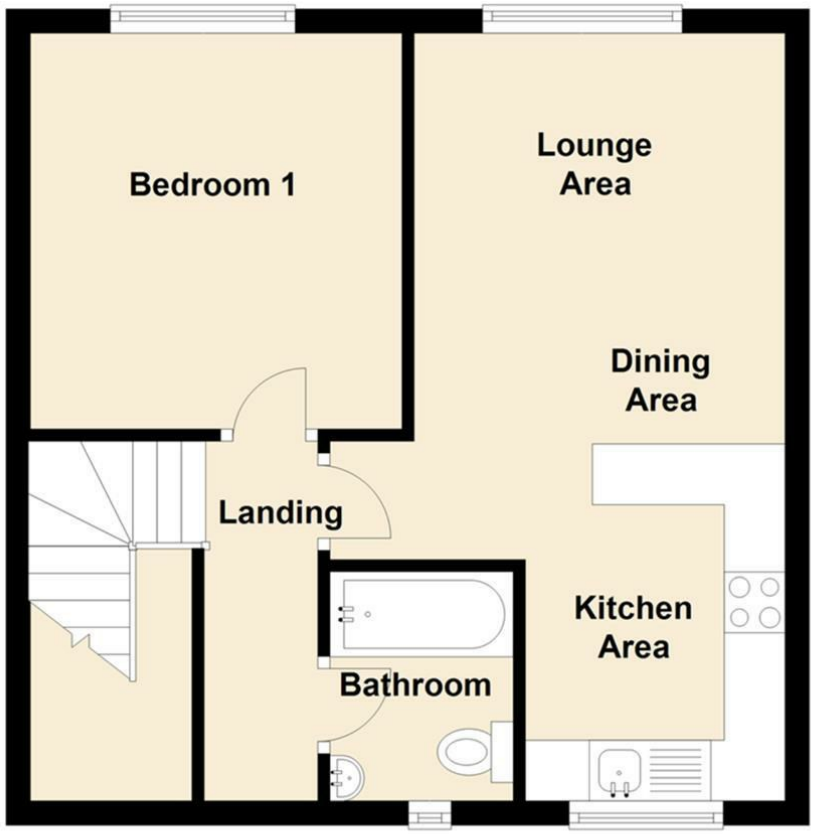
Externally, the property benefits from a private driveway providing valuable off-street parking to the front, while to the rear is a charming gravelled garden, offering an attractive outdoor space to enjoy.

Further benefits include double glazing and gas central heating via a combination boiler.

Early viewing is highly recommended! For further information or to arrange your viewing, please contact our Gosforth team on 0191 236 2070.

Council Tax Band: A

First Floor



The difference between house and home

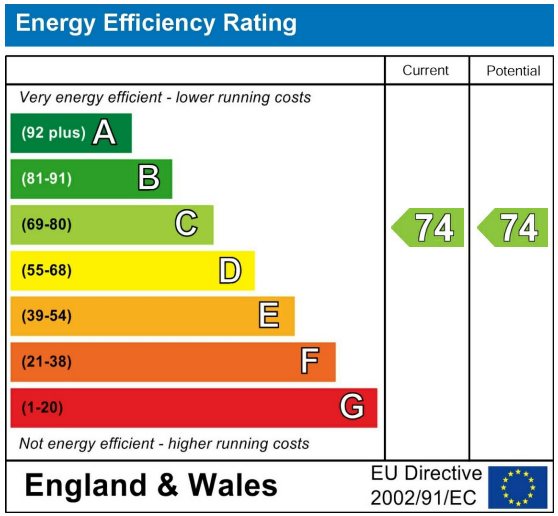
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www.janforsterestates.com

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.



Contact Us: 0191 236 2070