

Jan Forster

Haydon Close | Red House Farm | Gosforth | NE3 2BY

£695 Per Month



1 1 1

- Popular Location
- Top Floor Flat
- One Bedroom
- Available Early December
- Part Furnished
- Council Tax Band: A
- Viewing Recommended
- Call For More Information







WELL PRESENTED ONE BEDROOM FLAT | TOP FLOOR

Positioned in the popular Haydon Close, in Red House Farm, this well-proportioned top-floor apartment is available from early December on a part-furnished basis.

This property enjoys an ideal location with a wide range of local amenities and facilities close by. Additional shops, restaurants, and services can be found in nearby Gosforth and Kingston Park. Excellent transport links provide easy access to surrounding areas, while the A1 Motorway is just a short drive away - perfect for commuters.

The accommodation is accessed via a communal entrance with stairs to all floors and briefly comprises; private hallway, bright and airy lounge, modern fitted kitchen with a range of wall and floor units and an integrated oven and hob, one double bedroom, and a bathroom. Further benefits include double glazing and electric heating.

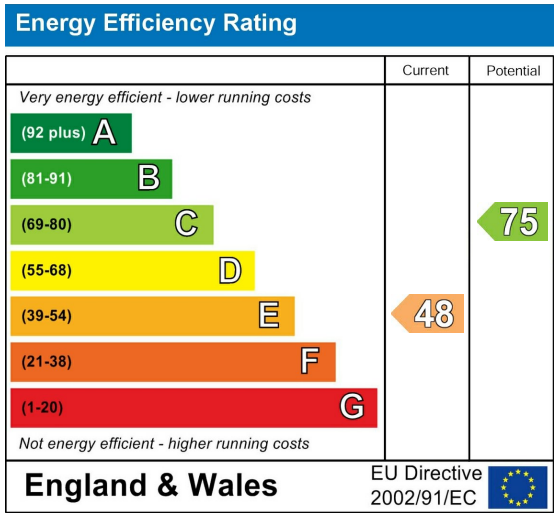
An early viewing is essential. For more information, please call our Gosforth branch on 0191 236 2070.

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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