

Jan Forster

Jan Forster

Mason Street | Brunswick Village | Newcastle Upon Tyne | NE13 7EA

£875 Per Month



2 1 1

- Popular Location
- Mid Terrace
- Two Bedrooms
- Available Now
- Unfurnished
- Private Rear Yard
- Pedestrianised Street
- Close To Amenities
- Early Viewing Recommended
- Call for More Information







Situated in the popular residential area of Brunswick Village, this two-bedroom mid-terrace property is available to rent immediately. The property is offered on an unfurnished basis and would make an ideal home for a couple, small family, or professional tenants.

The accommodation comprises a bright and airy lounge with open plan staircase, a kitchen with fitted units, integrated oven and hob and access to the rear. There is also a convenient ground floor bathroom WC with an overhead shower. To the first floor there are two bedrooms. Externally, the property benefits from a private rear yard.

The location offers a pleasant village setting with local shops and amenities close by, whilst nearby Wideopen and Gosforth provide a wider range of shopping and leisure facilities. Excellent road and public transport links offer easy access to Newcastle and surrounding areas. The location also benefits from nearby parks, green spaces, and nature reserves, ideal for walking and enjoying the outdoors.

Early viewing is highly recommended to avoid disappointment. Please call our team on 0191 236 2070 for more information and to book a viewing.

Council Tax Band: A

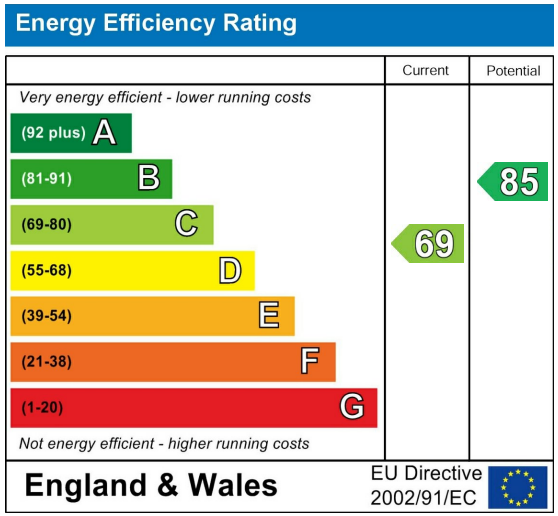




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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

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

Contact Us: 0191 236 2070