





- Popular Location
- Second Floor
- Available NOW
- Council Tax Band *B*
- One Bedroom
- Secure Entry System
- Part Furnished
- Call For More Information





Jan Forster Estates are pleased to present this second floor one bedroom apartment which is available NOW on a part furnished basis.

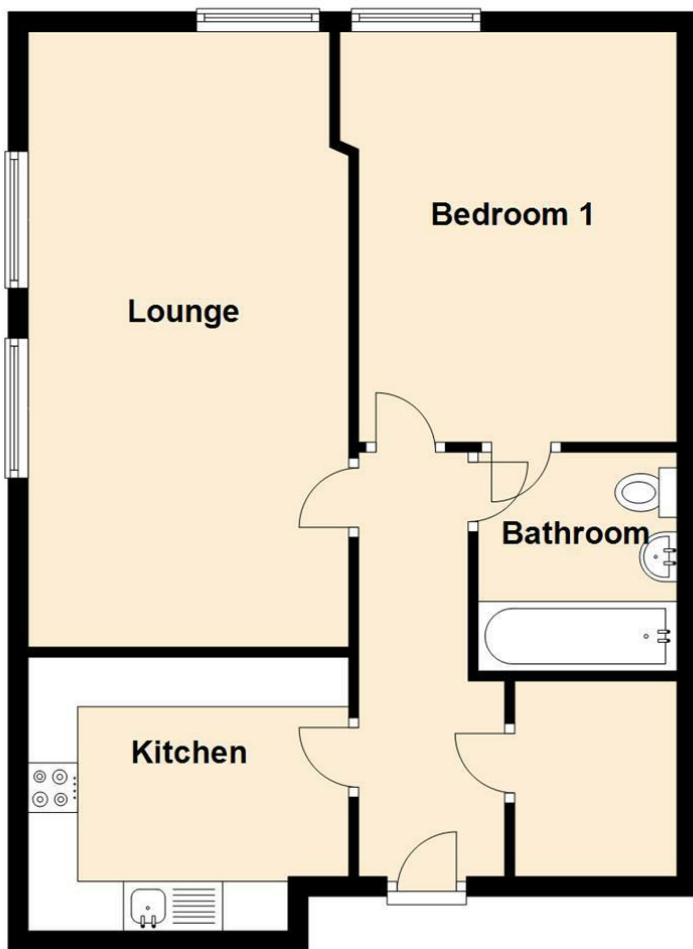
Situated at the iconic Wills Building in Cochrane Park, the property is situated on the quieter part of the development with no neighbours on either side of the property. This luxury apartment block has convenient access to the Freeman Hospital, local amenities, and transport links to the surrounding areas.

The property briefly comprises:- entrance hall, bright and airy lounge/diner, fitted kitchen with wall and floor units, three piece bathroom with shower over the bath, and a double bedroom. Externally, the apartment has security intercom access and communal gardens. The property is entered via an impressive foyer with a glass lift and pleasing architecturally designed features.

For more information and to arrange your viewing, please call our lettings team on 0191 270 1122.

Council Tax band *B*

Second Floor



The difference between house and home

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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	77	77
(69-80) C		
(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	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



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