

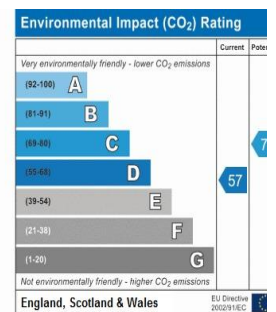
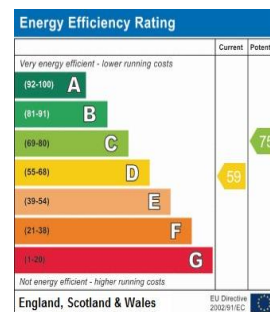


Park Terrace Westmoor

- ONE DOUBLE BEDROOM
- NO STUDENTS OR CHILDREN
- NO PETS, SMOKERS OR HOUSING BENEFIT
- FEE'S APPLY
- ENERGY RATING D

£450 pcm

Fees & Deposit Apply



0191 266 7788
22 Station Road North, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

3 Park Terrace

Westmoor, Newcastle upon Tyne NE12 7EN

A spacious and well presented one double bedroom ground floor flat. Comprising; entrance hall with useful under-stairs cupboard, spacious lounge to the rear, modern kitchen with built in oven and hob with space for appliances, bathroom/W.C. and a double bedroom to the front. The property benefits from gas central heating and UPVC double glazing and a private yard to the rear. The landlord won't accept tenants who receive housing benefit, smokers, and tenants with pets.

FEE DISCLAIMER

As part of our application process and before the tenancy starts, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable) in addition to the first month's rent. A deposit equivalent of up to six week's rent is also payable before the tenancy starts. Alternatively, selected properties may be offered with a deposit replacement guarantee product. When arranging a deposit replacement guarantee product for you, the insurer pays Rook Matthews Sayer commission that is a percentage of the total premium.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property.

Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

FH6324/VK/MC/029.11.2018/V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

Right to Rent – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

17 Branches across the North-East



Client Money Protection