



## **35 The Armstrong Tynemouth Pass, Gateshead, NE8 2GW**

**£825 Per Calendar Month**

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on a part furnished basis is this spacious, fourth floor apartment with the most stunning views of the River Tyne. The property is warmed via electric storage heating and has the benefit of uPVC double glazing. The accommodation comprises: communal entrance with intercom entry system, lift and staircase leading to the fourth floor, apartment hallway, lounge/dining room with a Juliet balcony offering superb views, open access into the kitchen with an integrated oven and washing machine. The master bedroom has the added benefit of an en-suite bathroom with shower and there is also a good sized second bedroom which again has fabulous views over the river and a modern main bathroom. There are communal gardens, visitors parking and an allocated parking bay which is under cover. Viewings are highly recommended to avoid disappointment.

### **Communal Entrance**

An intercom entry system provides access into the communal hallway which has stair and lift access to all floors.

### **Apartment Hallway**

With built in storage cupboard and electric storage heater

### **Lounge/Dining Area**

15'5" x 12'2" (4.70m x 3.72m)

Bright and airy lounge with French doors and Juliet balcony offering fantastic river views, electric storage heater and open access into the kitchen.

### **Kitchen**

9'1" x 5'3" (2.79m x 1.61m)

Fitted with a range of base and eye level units with contrasting work surfaces, integrated oven, electric hob and chimney style cooker hood, stainless steel sink, plumbed for an integrated washing machine, recess for a fridge/freezer and partial tiling to the walls.

### **Bathroom**

6'11" x 5'8" (2.12m x 1.74m)

Fitted with a modern suite comprising of low level WC, wash hand basin and bath with shower over and towel warmer.

### **Main Bedroom**

14'11" x 9'5" (4.55m x 2.89m)

Spacious main bedroom with electric heater, window overlooking the rear aspect and access into the en-suite.

### **En-Suite**

7'1" x 4'10" (2.17m x 1.48m)

With a modern corner shower cubicle, low level w/c, pedestal wash basin, extractor and heated towel warmer.

### **Bedroom Two**

10'1" x 7'6" (3.08m x 2.29m)

Spacious second bedroom with electric heater and views overlooking the river.

### **External Area**

Allocated undercover parking bay and visitors parking.

### **Agent Note**

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15

calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

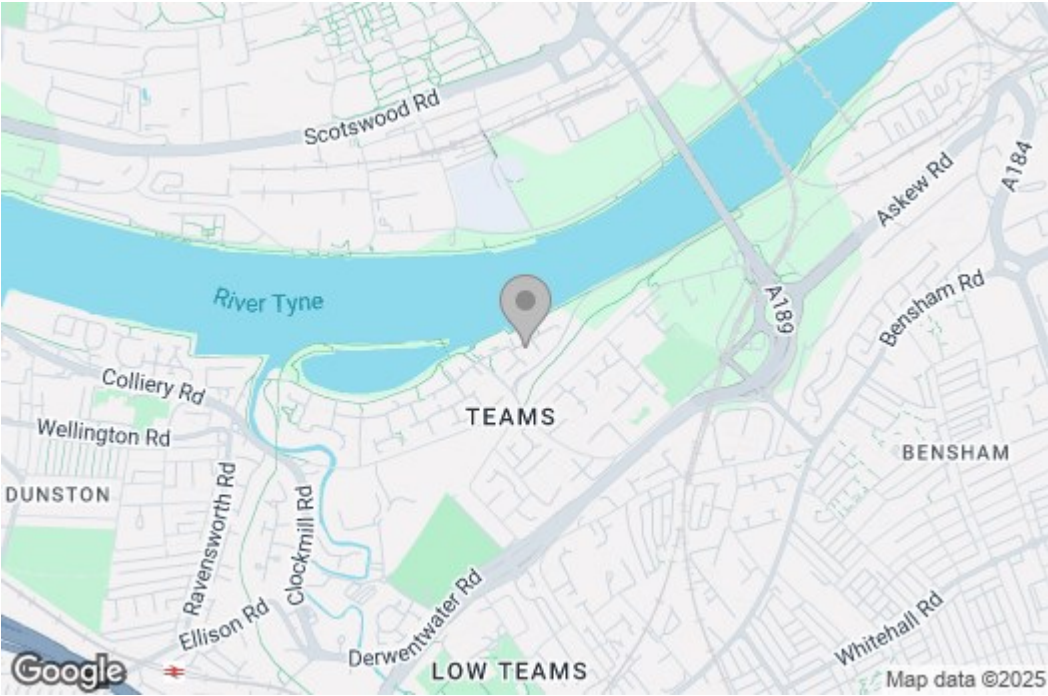
Upfront Costs:

1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

