

121 Durham Road, Gateshead, NE8 4AQ

£475 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on a furnished basis is this one-bedroom, first-floor apartment which is ideally situated on Durham Road in Gateshead. The property is a stones throw from local amenities, transport links and offers easy access to the A1. The property briefly comprises of; entrance hallway with stairs leading to the first floor, lounge/dining area with gas fire, storage cupboard housing a washing machine, kitchen, bedroom and shower room. The property also benefits from double glazing throughout and on-street parking.

Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stairs leading to the first floor

Lounge/Dining Area

With UPVC windows overlooking the front aspect and a gas fire with feature surround. A storage cupboard houses a free standing washing machine and there is also a free standing fridge/freezer.

Kitchen

With free standing gas cooker and microwave.

Bedroom

Fitted with a wash hand basin, bed and free standing furniture as seen.

Shower Room

Fitted with a low level WC and separate shower cubicle.

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

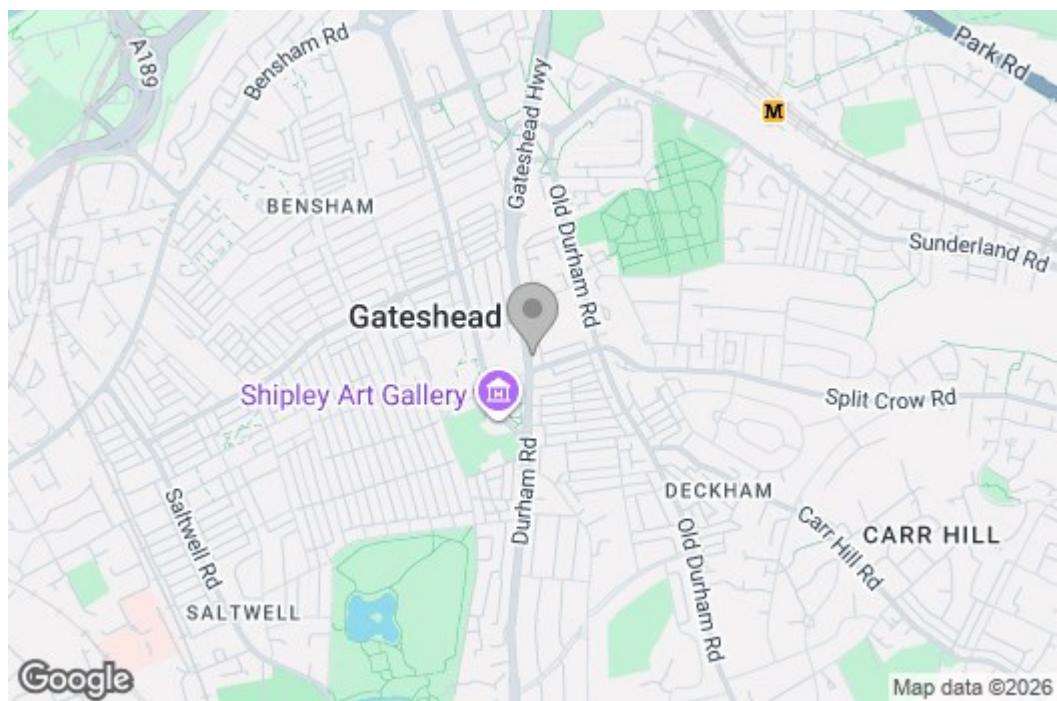
Upfront Costs:

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



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO₂) Rating

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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.