



2 Dryden Court Dryden Road, Gateshead, NE9 5BY

£695 Per Calendar Month

*** AVAILABLE IMMEDIATELY - OVER 60'S PROPERTY *** Situated on the ground floor on a furnished basis is this lovely one bedroom apartment situated in Dryden Court within the ever popular area of Low Fell. The accommodation benefits from double glazing and electric heating throughout. The accommodation briefly comprises; secure intercom entry system, communal entrance providing lift and stair access to all apartments, apartment hallway, lounge with dining area which has direct access to the communal gardens and double doors which open into the kitchen. The kitchen has an integrated oven, hob, microwave along with an integrated fridge and freezer. The bright and airy bedroom comes with the benefit of two built in wardrobes and a modern shower room/wc. Externally there are beautiful well maintained, communal gardens and residents parking. There is a communal laundry room and a guest room available for visitors. Early viewings are high recommended to avoid disappointment.

Communal Entrance

Accessed by a secure entry system.

Apartment Hallway

Open entrance hallway with doors leading to the shower room, lounge, bedroom and a handy storage cupboard.

Lounge/Dining Room

Bright and airy lounge/dining room with and electric fire, UPVC patio door leading onto the communal gardens and double doors leading through to the kitchen.

Kitchen

Fitted with a range of modern wall and base units, integrated oven, hob, microwave, fridge and freezer. A UPVC window overlooks the front aspect.

Bedroom

Spacious bedroom with built in wardrobes, electric heater and a UPVC window overlooking the front aspect.

Shower Room

Larger style shower cubicle, wash basin, low level WC and storage space.

External Areas

Well maintained, communal gardens and off street 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

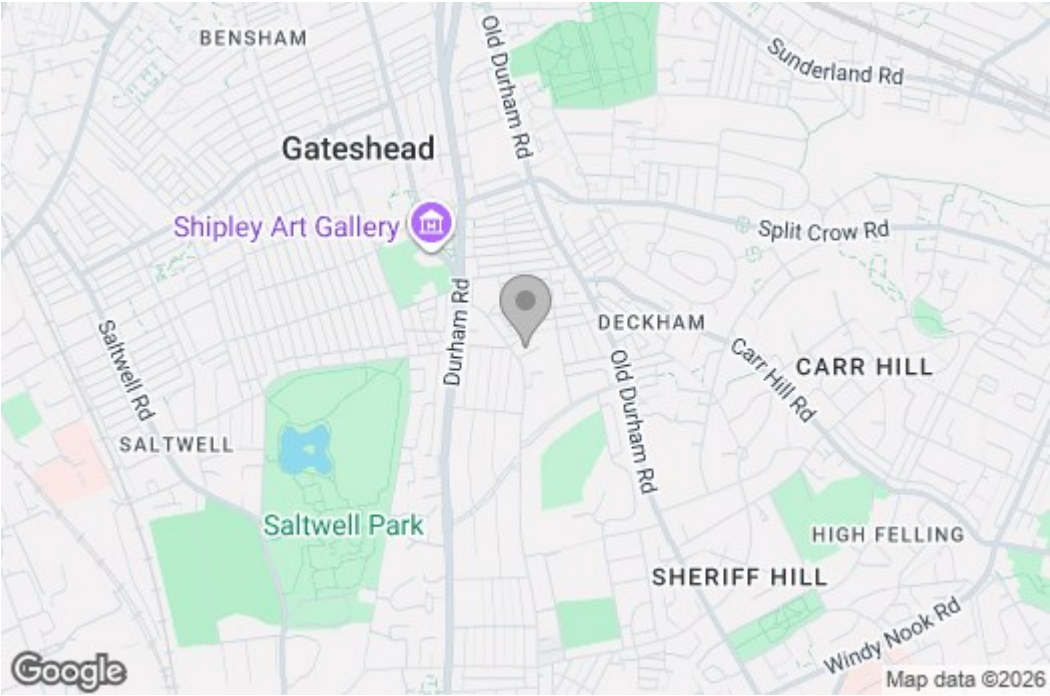
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

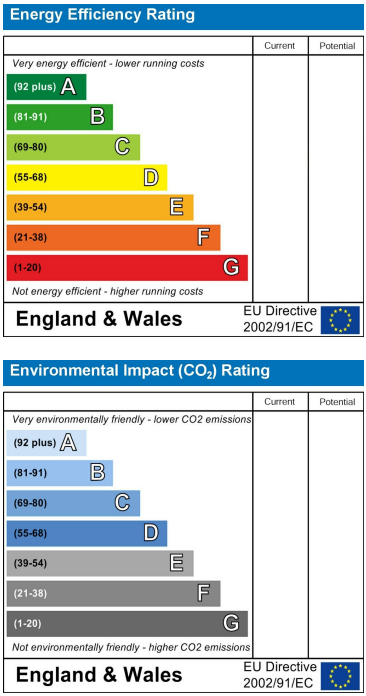
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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