



## 16 Shipley Court, Gateshead, NE8 4EZ

£725 Per Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on a part furnished basis is this immaculately presented top floor apartment situated on Shipley Court within an ever popular area of Gateshead. The property is warmed via night storage heating system and has the benefit of uPVC double glazing.

Accommodation comprises of communal entrance way, hallway, lounge, kitchen with an integrated oven, washer dryer and fridge freezer, master bedroom with mirrored wardrobes, one further bedroom and bathroom. Externally there are communal gardens and an allocated parking space. Viewings are highly recommended to appreciate this lovely apartment.

### **Communal Entrance**

Secure communal entrance hall provides access into the apartment block.

### **Apartment Hallway**

With loft access, two built in cupboards, one housing the tank and a radiator with decorative cover.

### **Living Room**

17'3" x 9'10" (5.26 x 2.99)

Electric storage heater, bay window overlooking the rear aspect with window seat.

### **Kitchen**

10'3" x 7'5" (3.12 x 2.26)

Base and eye level units with contrasting work surfaces, an integrated oven, glass hob and cooker hood, integrated fridge freezer, partial tiling to the walls, circular stainless steel sink unit which is plumbed for an integrated washer dryer, extractor and a window to the front.

### **Main Bedroom**

10'11" x 10'8" (3.33 x 3.25)

Mirrored wardrobes to one wall, window to the rear, electric heater to wall.

### **Bedroom 2**

9'6" x 6'1" (2.90 x 1.86)

Window to the rear.

### **Bathroom**

Panelled bath with an electric shower over, low level wc, vanity hand wash basin, tiling to the walls, laminate flooring, towel warmer and extractor.

### **External**

There is allocated parking and communal gardens.

### **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

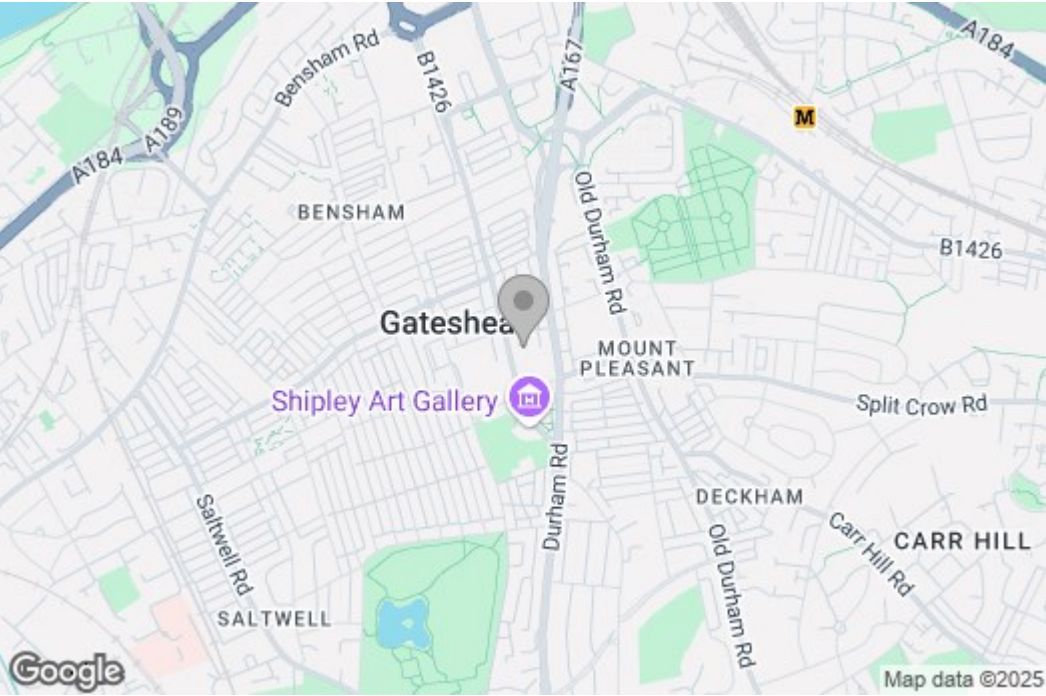
Upfront Costs:

1 Months rent upfront

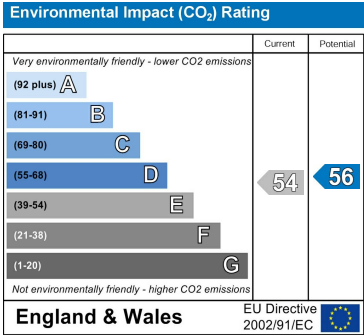
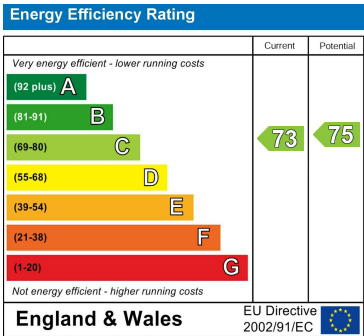
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



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.