



3 Callaurie Court, Low Fell, NE9 6EB

£650 Per Calendar Month

Ground floor apartment located within Callaurie Court, ideally situated for all of Low Fell's amenities, and transport links. The apartment is warmed via gas central heating, and has the benefit of uPVC double glazing. The spacious accommodation comprises: communal hallway, apartment hallway, living room/dining room with french doors opening onto the sun terrace, breakfasting kitchen with an integrated double oven, washer/dryer, dishwasher, and fridge/ freezer, master bedroom with fitted wardrobes and en-suite, one further double bedroom and family bathroom. There are communal gardens and allocated parking.

Hallway

A communal entrance provides access into the hallway with a double radiator, intercom system and two built in storage cupboards.

Living room/dining room

16'7" x 16'3" (5.06 x 4.95)

Double radiator, french doors opening onto the sun terrace.

Kitchen/breakfast room

11'5" x 10'7" (3.48 x 3.22)

Fully equipped kitchen with base and eye level units, contrasting work surfaces, an integrated double oven, gas hob and chimney style cooker hood, stainless steel sink, plumbing for an integrated washer/dryer and dishwasher, integrated fridge freezer, partial tiling to the walls, breakfast bench, eye level china display cabinets, kick plate convector heater and a bow window to the side.

Master bedroom

12'2" x 10'1" (3.70 x 3.08)

Fitted wardrobes, double radiator and a window to the rear.

En-suite

Corner shower unit, low level WC, vanity hand wash basin, partial tiling to the walls, single radiator and extractor.

Bedroom two

11'5" x 11'2" (3.48 x 3.41)

Double radiator, window to the rear.

Family bathroom

9'4" x 5'10" (2.84 x 1.79)

Tiled panelled bath with an electric shower over, vanity hand wash basin and low level WC, partial tiling to the walls, single radiator and extractor.

External

There are communal gardens to the front and the rear.

Agent Note

Holding Fee:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

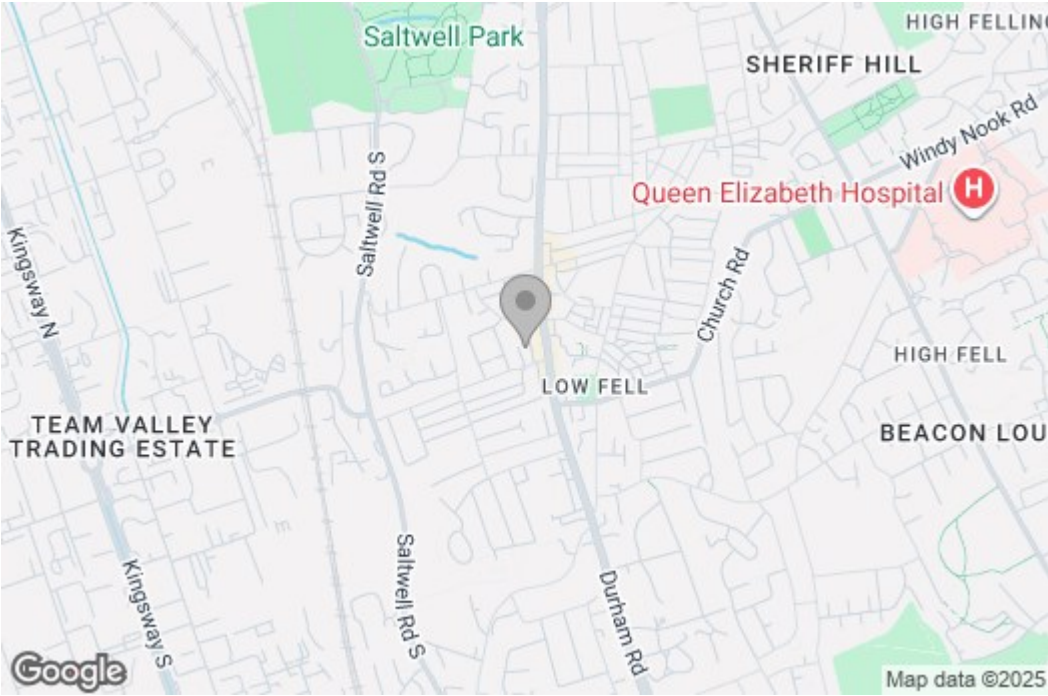
Upfront Costs:

1 Months rent upfront

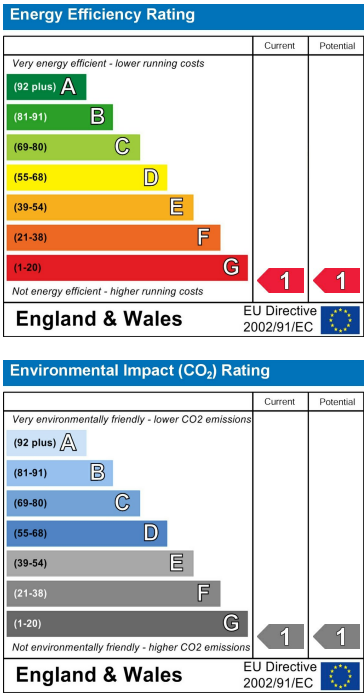
1 Months rent bond to be held in secure bond scheme

Floor Plan

Area Map



Energy Efficiency Graph



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