



23 Beresford Street, Gateshead, NE11 9HP

£695 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this two bedroom ground floor flat which is unique in style with having an open plan lounge and kitchen. The accommodation briefly comprises of; entrance into hallway, two bedrooms, lounge, kitchen, utility room and bathroom. The property is heated via gas central heating and has UPVC double glazing throughout. One of the standout features of this apartment is its prime location. Situated close to the Metro Centre, residents will enjoy easy access to a variety of local amenities, including shops and eateries. Furthermore, the property benefits from excellent bus and transport links, making commuting to nearby areas both simple and efficient. Externally to the rear of the property is a shared yard. Early viewing is highly recommended to avoid disappointment.

Hallway

With access doors leading to the main bedroom, second bedroom, lounge and a large storage cupboard.

Open Plan Lounge

Spacious open plan lounge with a decorative feature fireplace, UPVC window overlooking the rear aspect and a gas central heating radiator.

Open Plan Kitchen

Fitted with a range of wall and base units, integrated oven and hob, access door to the rear yard and access door to the utility room.

Utility Room

With housing for a washing machine and a gas central heating radiator.

Bathroom

Fitted with a low level WC, wash hand basin and a bath with shower over.

Main Bedroom

Bright and airy main bedroom with UPVC windows overlooking the front aspect and a gas central heating radiator.

Bedroom Two

Second bedroom with a UPVC window overlooking the rear aspect and built in wardrobe.

Rear Yard

Enclosed rear yard with access to the back lane.

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

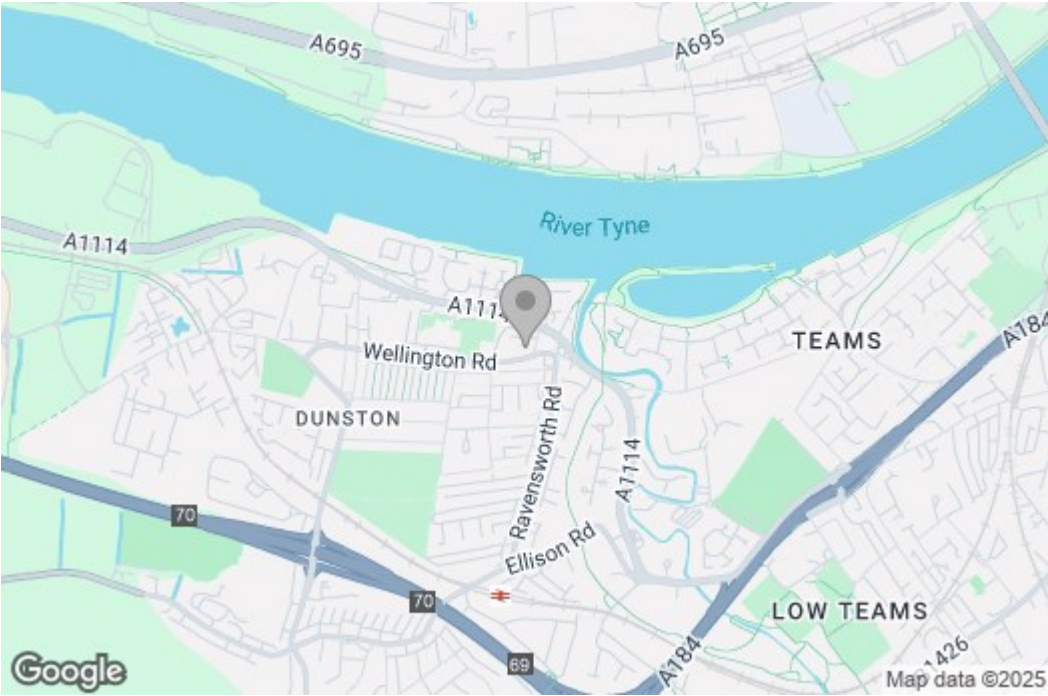
Upfront Costs:

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 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.

Energy Efficiency Graph

