



75 Kells Lane, Gateshead, NE9 5SJ

£625 Per Calendar Month

***** AVAILABLE FROM 20TH JANUARY ***** on an unfurnished basis is this impressive and deceptively spacious ground floor flat with off street parking situated on Kells Lane within this extremely popular location, close to all local amenities and transport links. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The accommodation comprises; entrance hallway, master bedroom with a bay window, living room with a living flame effect electric fire, one further bedroom, kitchen with an integrated oven, rear hallway and bathroom. There is a terraced garden to the front and a yard to the rear with a car port providing off street parking. Viewings are highly recommended to appreciate this lovely flat.

Entrance Hallway

Front entrance door provides access into the hallway which has a tiled floor and internal access door into the inner hallway which has a built in under stair storage cupboard and a single radiator.

Lounge

Living flame effect fire electric fire with a feature surround, and tiled hearth, built in storage cupboard, double radiator, window overlooking the rear aspect and access into bedroom two.

Kitchen

Wall and floor units with contrasting work surfaces, integrated oven, gas hob and a chimney style cooker hood, one and a half bowl stainless steel sink which is plumbed for a washing machine, recess for a fridge/freezer, wall mounted Ideal Logic boiler, tiling to walls and floor, window overlooking the rear aspect and access into the rear hallway.

Master Bedroom

Ceiling cornice, double radiator, walk in bay window overlooking the front aspect.

Bedroom Two

Coving to the ceiling, window overlooking the rear aspect.

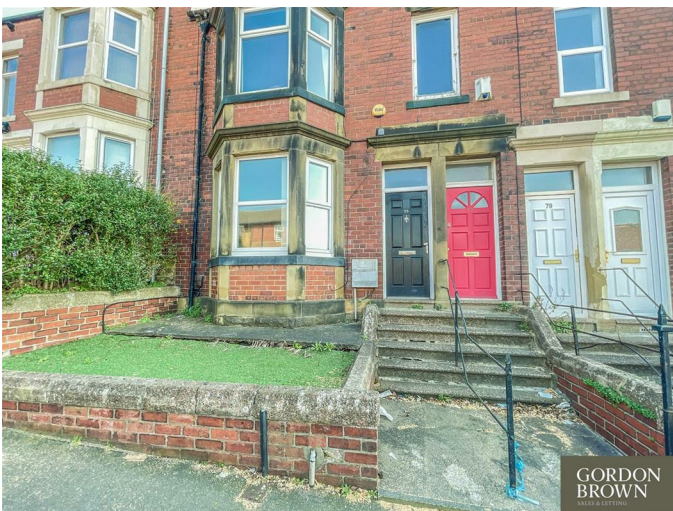
Bathroom

Panelled bath with shower over, low level w/c, pedestal hand wash basin, tiling to the walls and floor, double radiator, extractor, window overlooking the rear aspect.

Rear Hallway

With a tiled floor and a uPVC exit door opening onto the rear yard.

External Areas



There is a terraced garden to the front and a private yard to the rear with double doors and a car port.

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

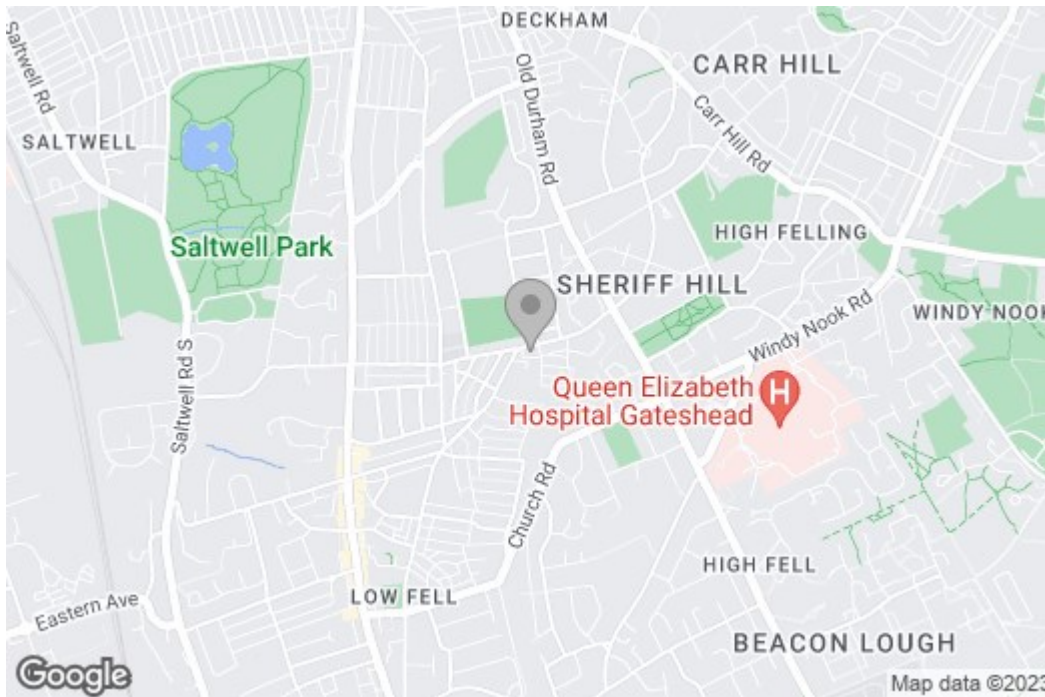
Upfront Costs:

1 Months rent upfront

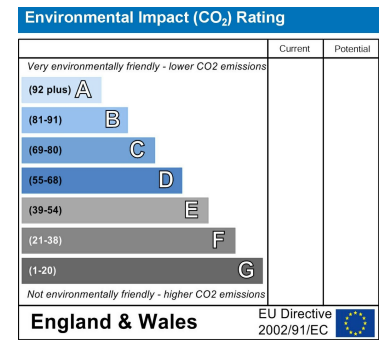
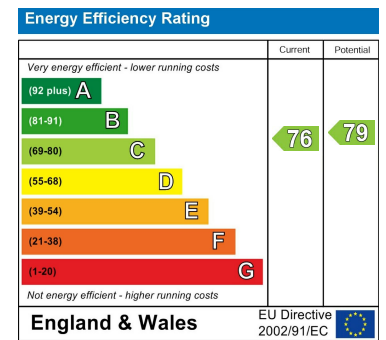
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.