



60 Landfall Drive, Hebburn, NE31 1FE

£700 Per Calendar Month

*** AVAILABLE FROM THE 20TH FEBRUARY 2025 *** on an unfurnished basis is this lovely two bedroom flat on the second floor of a desirable block in a sought after location. The flat is accessed through a secure communal entrance and also benefits from an allocated parking space to the rear. Briefly comprising of hallway with doors leading to both bedrooms, bathroom and open plan lounge/kitchen area. There are two double bedrooms, the master bedroom benefits from built in wardrobes and an en-suite shower room complete with basin and WC. It is a stones throw away from Hebburn Metro Station and is in close proximity to all local amenities such as the Mountbatten Shopping Centre. We strongly recommend early viewings to appreciate this amazing property and to avoid disappointment.

Secure Communal Entrance

With keypad entry system

Hallway

Modern hallway with doors leading to the open lounge/kitchen, bathroom and two bedrooms

Open Plan Lounge/Kitchen

Airy open plan lounge/kitchen which is decorated in modern, neutral colours. The lounge has UPVC windows overlooking the front aspect and gas central heating radiators. The kitchen has a range of wall and base units along with an integrated oven/hob and UPVC window overlooking the rear aspect.

Bathroom

Large family bathroom with a modern 3 piece suite, gas central heating radiator and frosted glass UPVC window

Main Bedroom

Large master bedroom with two built in wardrobes, UPVC window over looking the rear aspect and gas central heating radiator

En-suite Shower Room

Modern shower room with separate shower enclosure, basin and WC, gas central heating radiator and UPVC frosted glass window

Bedroom Two

Bright double bedroom with gas central heating radiator and UPVC window overlooking the front aspect.

Allocated 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

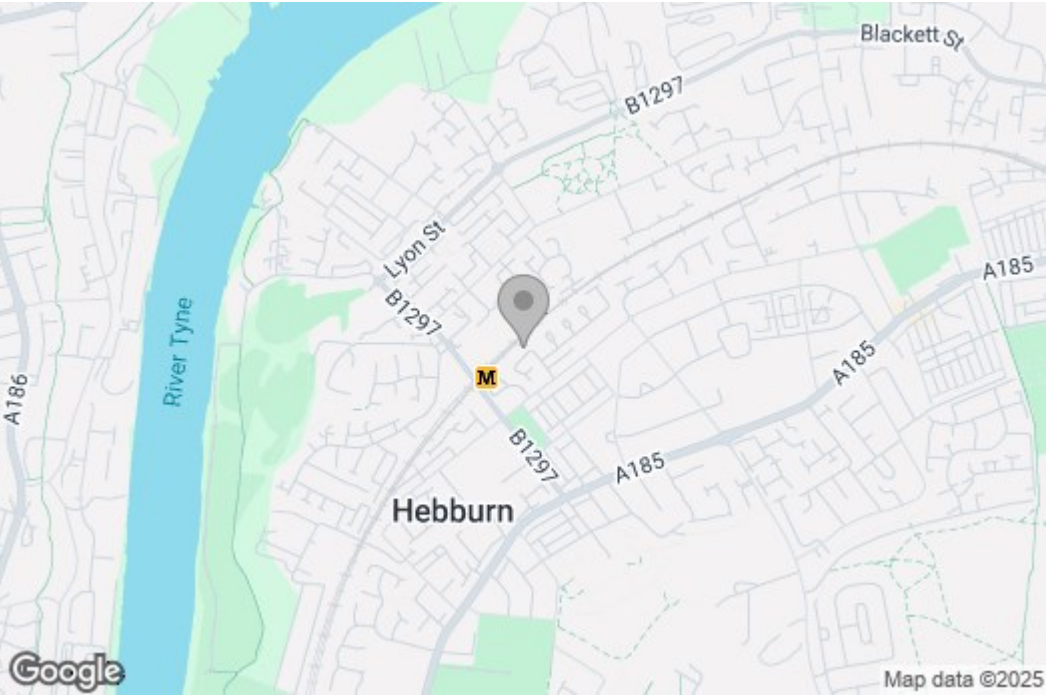
Upfront Costs:

1 Months rent 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 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.

Energy Efficiency Graph

