



6 Baden Powell Street, Low Fell, NE9 5LD

£675 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this stunning two bedroom upper flat located on Baden Powell Street, providing excellent access to Low Fell and transport links to Gateshead and Newcastle City Centre. The property has recently been re-decorated throughout with brand new carpets giving the property a lovely, fresh and modern look which will appeal to a variety of applicants. The accommodation briefly comprises; entrance lobby, landing area with doors leading to both bedrooms and a spacious lounge/dining area, two bedrooms, a modern kitchen with oven, hob and extractor fan and a family bathroom/wc. Externally to the rear there is a private rear yard. The property also benefits from UPVC windows/doors throughout and is heated via gas central heating radiators. Early viewing is highly recommended to avoid disappointment.

Entrance Lobby

With stairs leading to the first floor landing area

Landing

The main entrance to the property is fitted with an external UPVC door opening to the hallway and staircase to the first floor landing. The landing provides access to the lounge/dining room, master bedroom and second bedroom with a central heating radiator.

Lounge/Dining Area

Fantastically spacious lounge/dining area which is located to the rear aspect of the property with access from the landing and through access to the kitchen. The lounge affords ample space to accommodate both dining and sitting areas, features include two white frame UPVC double glazed windows, panel style doors, telephone and television points, central heating radiator and a feature fireplace with electric fire.

Kitchen

10'7" x 8'2" (3.23 x 2.50)

The kitchen is set to the rear elevation of the flat fitted with a range of modern wall/base units. In addition to which the kitchen offers a built in stainless steel oven with four ring electric hob and stainless steel extractor hood, white frame UPVC double glazed window, external UPVC door to the rear yard, plumbing for a washing machine, inset stainless steel 1.5 sink and drainer with mixer tap, central heating radiator, fitted storage drawers and a wall mounted central heating/hot water boiler.

Bathroom/WC

The bathroom is presented with a white three piece suite comprising of panel style bath with over bath shower attachment and glass shower screen, pedestal hand wash basin and low level button flush w.c. In addition to which the bathroom offers a white frame UPVC double glazed window, tiled splash backs, wall mounted vanity storage unit and tile effect flooring.

Master Bedroom

Large, airy master bedroom occupies a position to the front facing view of the property, offering ample space to accommodate a double size bed plus a selection of bedroom furniture. Further to which the room is finished in modern, neutral tones, new carpets, centre piece focal point decorative period style fireplace with tiled detail, ceiling coving with central ceiling rose, two white frame UPVC double glazed windows and a central heating radiator.

Bedroom Two

With access from the landing the second bedroom is also situated to the front aspect of the flat, offering a guest bedroom, study/home office or dressing room. Features include the white frame upvc double glazed window, central heating radiator and, spotlighting.

External

Externally there is a private, walled yard to the rear.

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

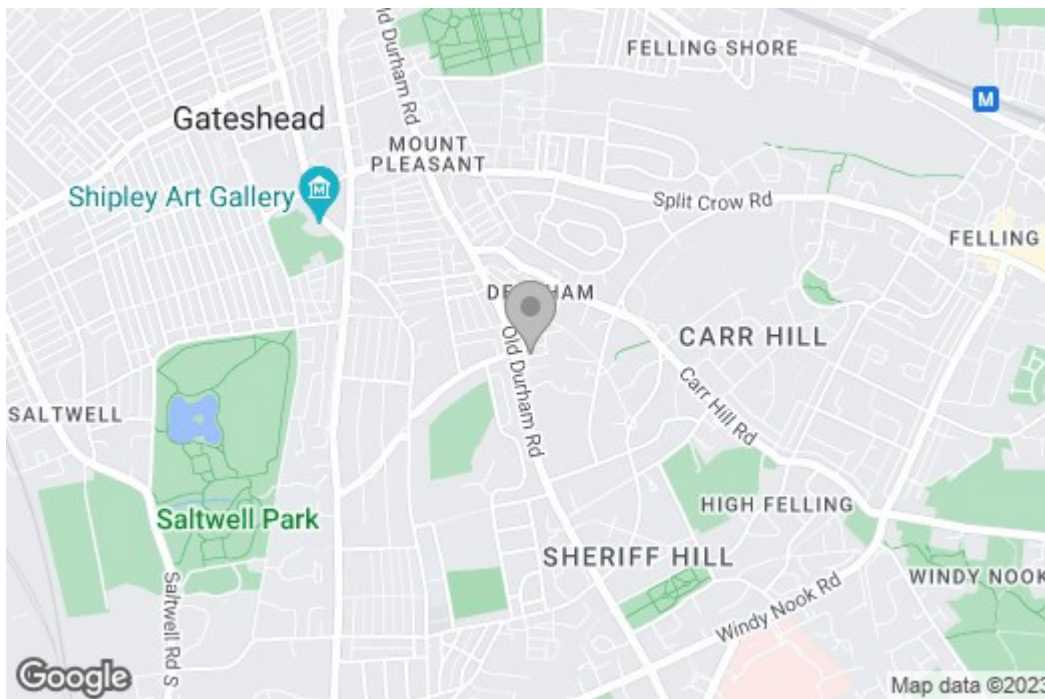
Upfront Costs:

1 Months rent upfront

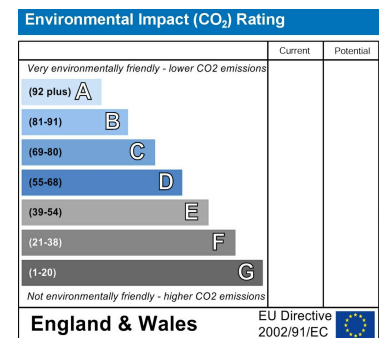
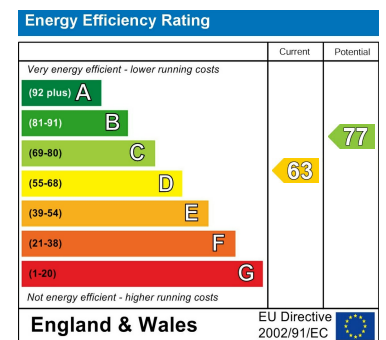
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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 a representation or warranty in respect of the property.