



## 128 Windsor Ave, Gateshead, NE8 4NX

£695 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this spacious, two bedroom ground floor flat situated on Windsor which ideally located near to Saltwell Park, schools, local amenities and transport links. Briefly comprising of: entrance hallway, lounge, breakfasting kitchen, family and bathroom and two bedrooms. The property benefits from UPVC and is warmed via gas central heating throughout. Externally, there is a private rear yard and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

### **Entrance Hallway**

With access doors leading to the main bedroom and lounge and a handy storage cupboard.

### **Lounge**

Spacious lounge with a UPVC window overlooking the rear aspect and a gas central heating radiator.

### **Main Bedroom**

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

### **Breakfasting Kitchen**

Fitted with a range of wall and base units, a breakfast bar, integrated oven and hob. There is a free standing washer which will be gifted to any potential applicants, a UPVC window overlooking the rear aspect and a gas central heating radiator.

### **Bedroom Two**

Second Bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

### **Rear Hallway**

Providing access to the bathroom and the private rear yard.

### **Bathroom**

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

### **External Areas**

There is a private rear yard and ample on-street parking available.

### **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

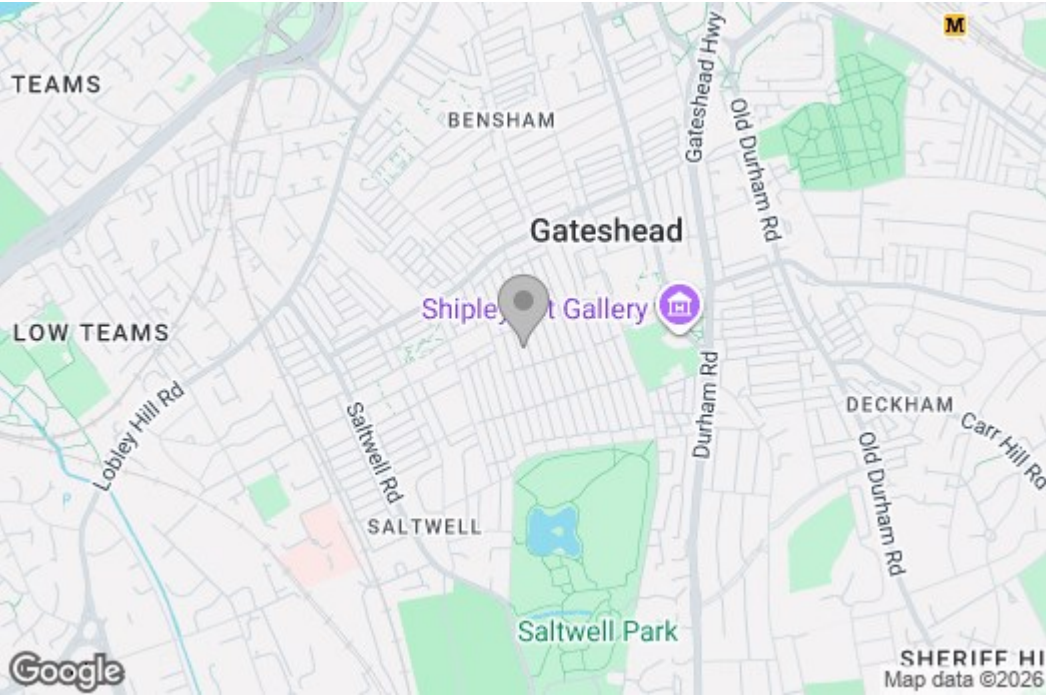
Upfront Costs:

1 Months rent upfront

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

Floor Plan

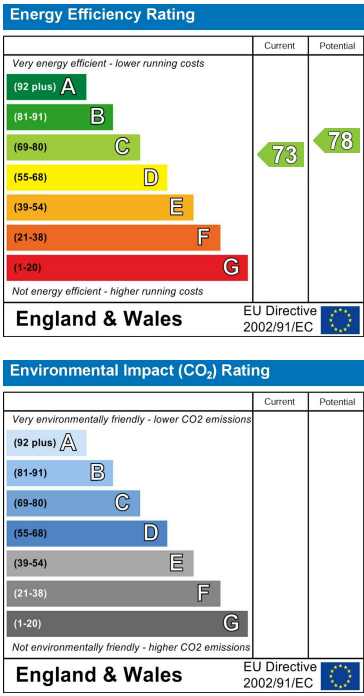
Area Map



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.

429 Durham Road  
Gateshead  
NE9 5AN

Energy Efficiency Graph



0191 4874211  
home@gordon-brown.co.uk  
www.gordon-brown.co.uk