



18 Glenside Court Breckenbeds Road, Gateshead, NE9 6HW

£775 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is the fabulous split level, two bedroom, top floor property in the sought-after area of Breckenbeds Road which has recently been refurbished to the highest of standards. Upon entering, you are welcomed by a generous hallway that leads into a modern kitchen, complete with integrated appliances and offering breathtaking views. The lounge is a highlight of the apartment, featuring a wall-mounted living flame effect fire, creating a warm and inviting atmosphere. This room also provides stunning vistas, making it an ideal space for relaxation or entertaining guests. The flat comprises two well-sized bedrooms, one equipped with wardrobes, providing ample storage space. The shower room is conveniently located, adding to the practicality of the layout. Outside, residents can enjoy the communal gardens, a perfect spot for unwinding in the fresh air and there is ample on-street parking available. This apartment is ideally situated for those who require easy access to commuting routes and local amenities, making it a perfect choice for both professionals and families alike.

Secure Communal Entrance

With stairs leading to all floors.

Hallway

With a telephone entry system and large storage cupboard. Access doors lead to both the kitchen and lounge and stairs leading to the upper level.

Lounge

Spacious lounge with dual aspect windows, ample space for a dining table, living flame effect fire and electric wall mounted heater.

Kitchen

Fitted with a range of wall and base units, integrated oven, hob and extractor fan, integrated washer dryer and free standing fridge freezer.

Main Bedroom

Bright and airy main bedroom with free standing mirrored wardrobes, UPVC window overlooking the rear aspect and an electric wall mounted heater.

Bedroom Two

With a UPVC window overlooking the rear aspect and an electric wall mounted heater.

Shower Room

Fitted with a low level WC, wash hand basin and separate shower cubicle.

External Areas

Communal garden and on-street 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

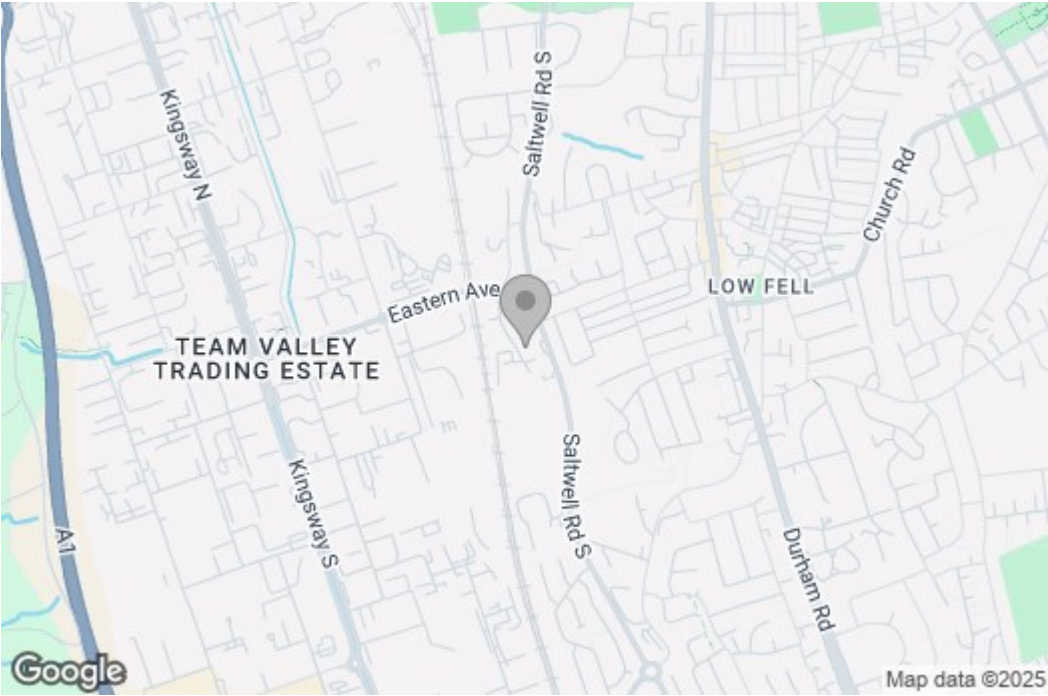
Upfront Costs:

1 Months rent upfront

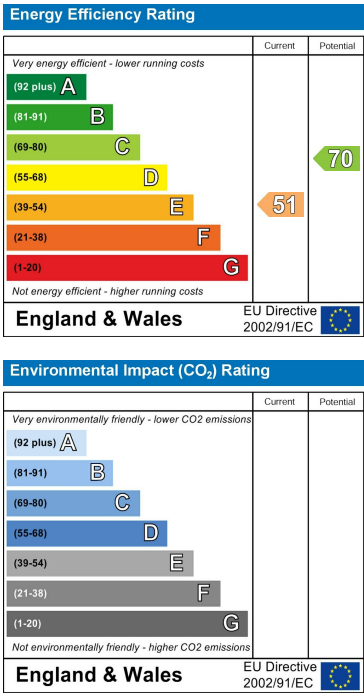
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



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.