



## 215 Saltwell Road, Gateshead, NE8 4TL

£725 Per Calendar Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on an unfurnished basis is this spacious ground floor flat which has been recently redecorated throughout. Situated on Saltwell Road, the property is ideally located for local amenities, transport links to Newcastle, Gateshead, Team Valley and Saltwell Park. Briefly comprising of entrance hallway, lounge, two bedrooms, kitchen and family bathroom. The property also benefits from UPVC and gas central heating throughout. Externally, there is a rear yard and on-street parking. Early viewing is highly recommended to avoid disappointment.

## **Entrance Hallway**

With access doors to the main bedroom, bathroom and lounge.

## **Lounge**

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

## **Kitchen**

Fitted with a range of wall and base units, integrated oven hob and extractor fan. UPVC window and door leading to the rear external and a gas central heating radiator.

## **Main Bedroom**

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

## **Bedroom Two**

Good sized second bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

## **Rear Yard**

## **Bathroom**

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

## **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

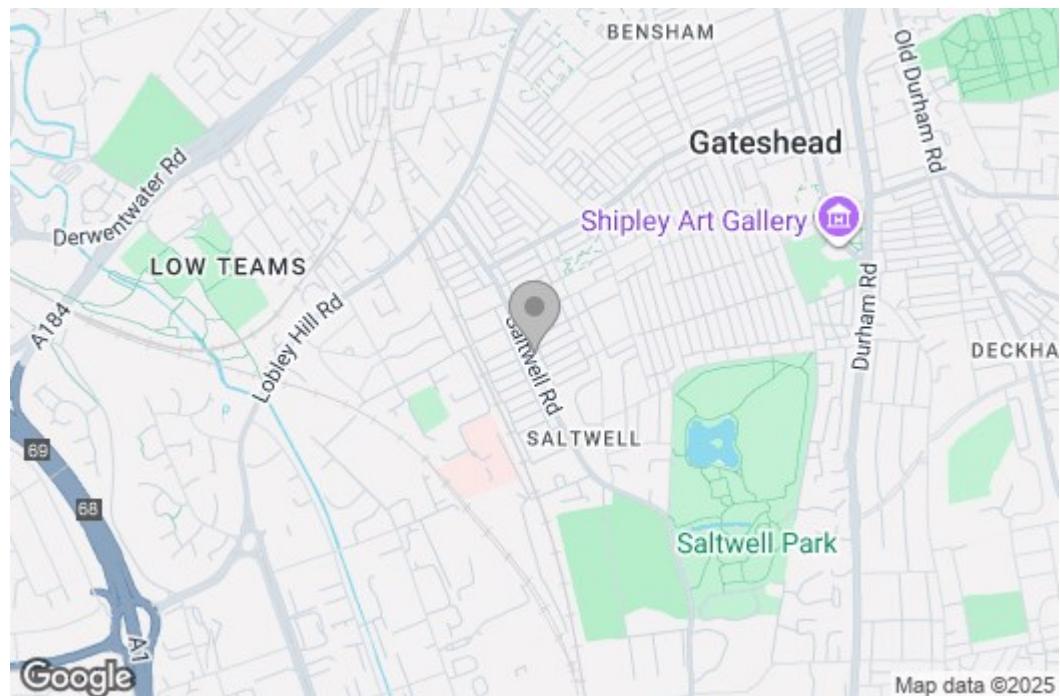
### **Upfront Costs:**

1 Months rent upfront

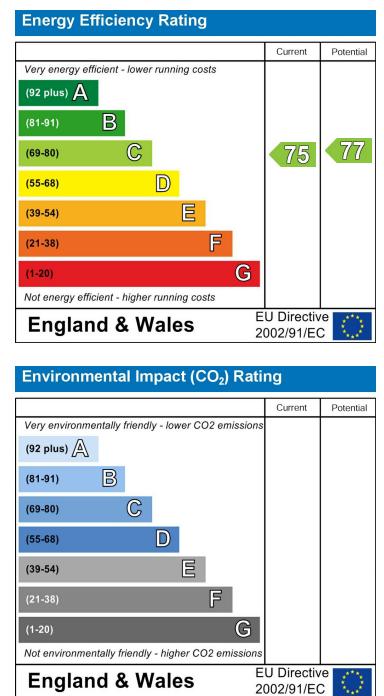
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

## 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 firms employment has the authority to make or give an representation or warranty in respect of the property.