



285 Brighton Road, Gateshead, NE8 4SA

£695 Per Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is the recently re-decorated, two bedroom, ground floor flat situated at the highly desirable park end of The Avenues. The property is ideally located for numerous transport links and local amenities. Briefly comprising of: entrance hallway, lounge kitchen, bathroom and two bedrooms. Externally there is a low maintenance area to the front with ample on-street parking and a private rear yard. The property also benefits from UPVC windows/doors and is heated by gas central heating. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

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

Lounge

Bright and airy lounge with a living flame effect fire and feature surround, UPVC window overlooking the rear aspect, access into both the kitchen and second bedroom and a gas central heating radiator.

Kitchen

Fitted with a range of wall and base units, integrated oven, hob and extractor fan, access to the bathroom and UPVC door leading to the rear yard.

Main Bedroom

Spacious main bedroom with a UPVC bay window overlooking the front aspect and a gas central heating radiator.

Bedroom Two

With a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bathroom

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

External Areas

Low maintenance area to the front and a large, private rear yard.

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

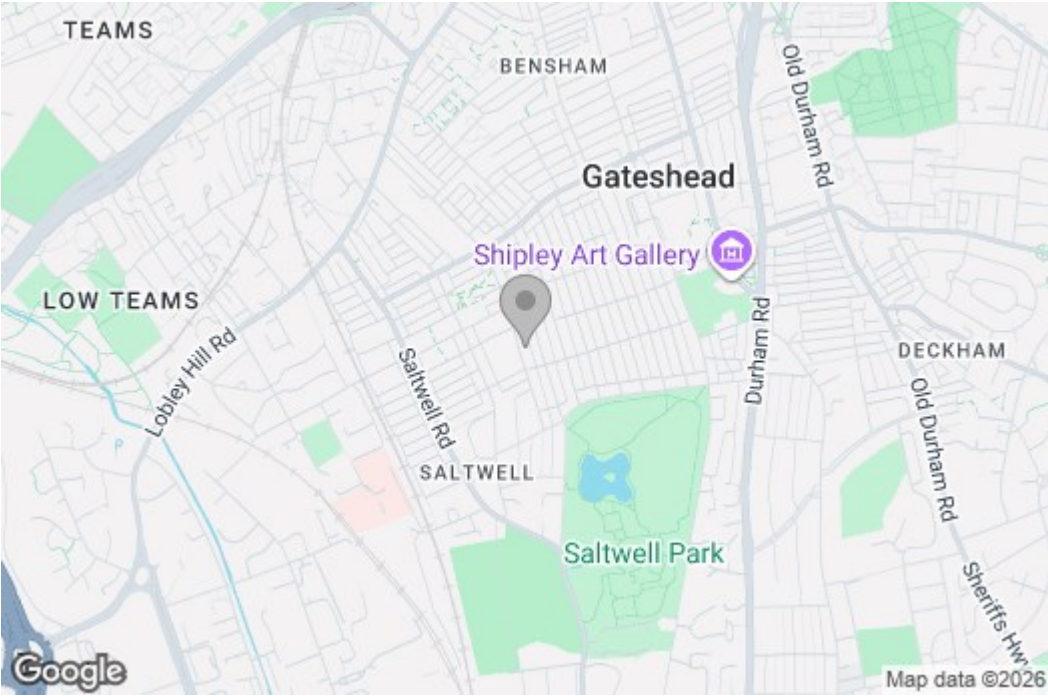
Upfront Costs:

1 Months rent upfront

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

Floor Plan

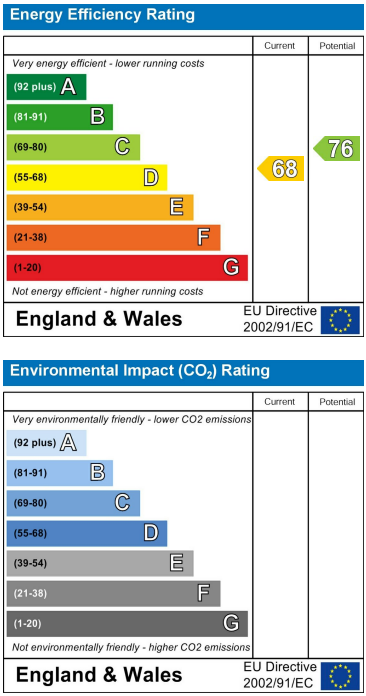
Area Map



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.

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Energy Efficiency Graph



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