



## **111 Eastbourne Avenue, Gateshead, NE8 4NJ**

**£650 Per Calendar Month**

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an part furnished basis is this two bedroom, ground floor flat located on the ever popular Eastbourne Avenue. The location is convenient for access to local amenities, to the Gateshead Team Valley, the Queen Elizabeth Hospital and transport links to Newcastle City Centre. The property benefits from UPVC and gas central heating throughout. Briefly comprising of; hallway, lounge, kitchen, two bedrooms and a bathroom. Externally there is a rear yard and ample on-street parking. Any furniture left in the property including the fridge and the washing machine can either be disposed of gifted to any potential applicants. Early viewing is highly recommended to avoid disappointment.

### **Entrance Hallway**

With access doors to the lounge and main bedroom. There is also a large storage cupboard.

### **Lounge**

Bright and airy lounge with a UPVC window overlooking the rear aspect, gas fire with feature fire surround and a gas central heating radiator.

### **Kitchen**

Fitted with a range of wall and base units with an integrated oven and hob. There is access to the bathroom and the rear yard.

### **Main Bedroom**

Spacious main bedroom with the benefit of built in wardrobes, a decorative feature fireplace, UPVC 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 bath with shower over.

### **External Areas**

Low maintenance 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 to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

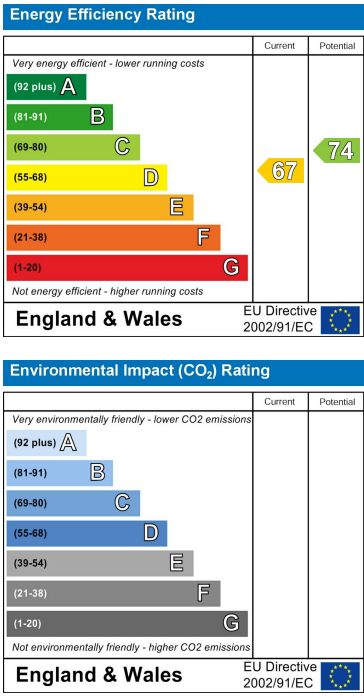
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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.

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Energy Efficiency Graph



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