



55 Marmion Court Worsdell Drive, Gateshead, NE8 2EY

£750 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on a part unfurnished basis is the lovely studio apartment which has just undergone re-decorating and new carpet. Situated in the sought after apartment complex of Ochre Yards on the south bank of the River Tyne, the property is located just a short walk from both Newcastle and Gateshead city centres and the ever popular quayside with its bars, cafes and restaurants as well as easy access to superb bus, train, metro and road links across the region. The property benefits from a telephone entry system, secure communal entrance and hallway with both lift and stair access available. Internally, you will find the entrance hall with storage leading to an open-plan lounge/kitchen/bedroom and separate shower room. The property is further enhanced by electric heating, double glazing, and an allocated parking space with access to the communal gardens. Early viewing is highly recommended to avoid disappointment.

Secure Communal Entrance

With lift and stairs to the apartment floor.

Hallway

With access doors to the lounge/bedroom, shower room and storage cupboard which houses a washing machine.

Lounge/Bedroom

Spacious lounge/bedroom area with UPVC patio doors and a Juliet balcony.

Kitchen

Fitted with a range of modern wall and base units, integrated oven, hob and fridge with icebox.

Shower Room

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

External Areas

Allocated parking space and access to the communal gardens.

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

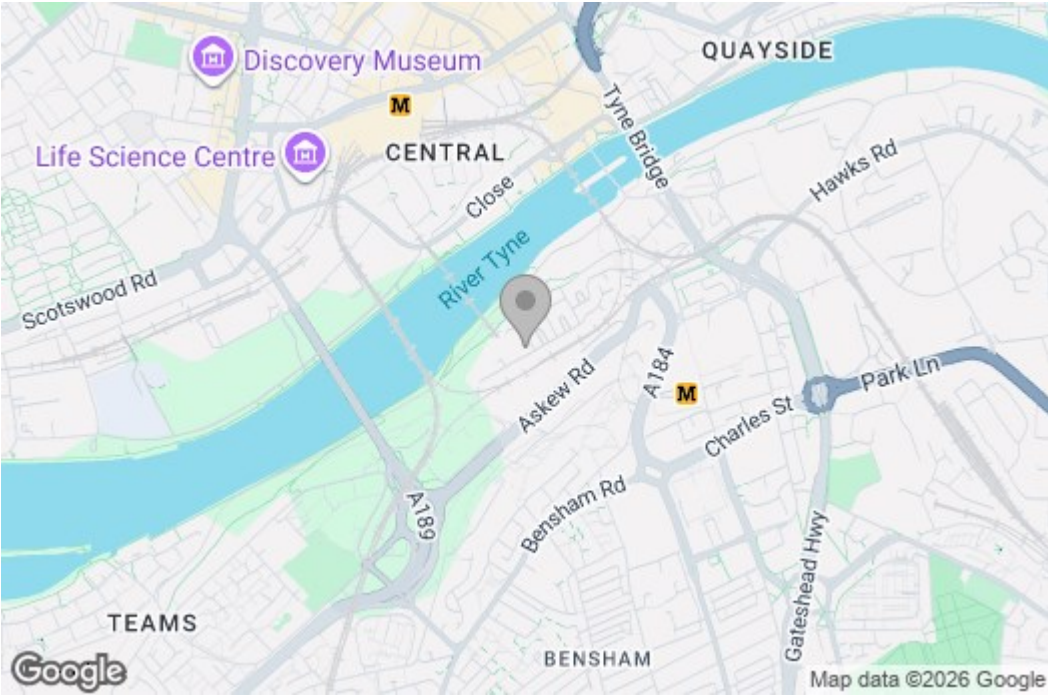
Upfront Costs:

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.

Energy Efficiency Graph

