



41 Curzon Place, Gateshead, Tyne & Wear, NE8 2ER

£950 Per Calendar Month



Key features

- MODERN DUPLEX APARTMENT
- DESIRABLE LOCATION NEAR QUAYSIDE
- OPEN PLAN LIVING/DINING ROOM
- SPACIOUS BEDROOMS ONE WITH ENSUITE
- WELL PRESENTED FITTED KITCHEN
- DOWNSTAIRS W.C.
- MODERN DECOR THROUGHOUT
- ALLOCATED PARKING
- IDEAL FOR WORKING PROFESSIONALS
- AVAILABLE IMMEDIATELY



Description

We welcome to the rental market, a well presented two bedroom duplex apartment located in desirable location beside the Hilton Hotel, Gateshead. The property comprises of an entrance hall, leading through to the spacious open plan living room/dining room with modern fitted kitchen and downstairs W.C. To the first floor, there are two good size bedrooms, one with the benefit of a modern ensuite and spacious bathroom. Located within walking distance of Gateshead & Newcastle City Centre via the iconic Tyne Bridge, perfect for working professionals. The property also benefits from an allocated parking space. Early viewing is recommended.



ENTRANCE HALL

DOWNSTAIRS WC

5'11 x 2'9

LOUNGE/DINING

18'10 x 10'7

KITCHEN

8'10 x 8'3

LANDING

BEDROOM ONE

16'7 x 10'2

EN-SUITE

8'2 x 6'3

BEDROOM TWO

10'7 x 8'3







BATHROOM

9'1 x 6'4

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £950

One month's rent as a damage deposit = £950

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

64

80

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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