



63 Friars Wharf, Green Lane, Gateshead, Tyne and Wear, NE10 0QX

£875 PCM





## Key features

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FULLY FURNISHED
- AVAILABLE NOW
- PRIVATE PARKING SPACE
- EAST FACING BALCONY
- VIEWS OF THE RIVER TYNE
- OPEN PLAN KITCHEN AND LOUNGE
- TRIPLE GLAZING
- UNDERFLOOR HEATING



## Description

Two double bedroom apartment to rent in the Friars Wharf development, Gateshead. Ideal for professionals, the peaceful riverside development has great transport links to both Newcastle and Sunderland. The property offers an east facing private balcony with views of the River Tyne. Decorated in a modern white theme, inside the property there are two double bedrooms with dark wood effect furniture. The master bedroom also includes an en suite bathroom. There is an open plan kitchen and lounge, as well as a additional W.C. The property also has a private parking space, underfloor heating and triple glazing included in the rent. Call Carousel to arrange a viewing.



## DESCRIPTION

Two double bedroom apartment to rent in the Friars Wharf development, Gateshead. Ideal for professionals, the peaceful riverside development has great transport links to both Newcastle and Sunderland. The property offers an east facing private balcony with views of the River Tyne. Decorated in a modern white theme, inside the property there are two double bedrooms with dark wood effect furniture. The master bedroom also includes an en suite bathroom. There is an open plan kitchen and lounge, as well as an additional W.C. The property also has a private parking space included in the rent. Call Carousel to arrange a viewing.

## ENTRANCE HALL

The property has a secure entry phone system to access the accommodation. The entrance hall has wood flooring a double storage cupboard housing a hot water tank.

## LOUNGE

The lounge benefits from wood flooring, black smoked glass T.V stand and a fabric two seat sofa. Vertical blinds cover the patio doors which open to the balcony.

## BALCONY

East facing balcony with views of the River Tyne.

## KITCHEN

The kitchen facilities includes a ceramic hob, electric oven with a stainless steel extractor hood and a stainless steel splash back. Light wood effect wall and floor unit incorporating grey work surfaces and up stand, with integral stainless steel sink unit and mixer tap. A fridge/freezer and washer dryer are also included. The kitchen also offers a glass dining table with four leatherette chairs, finished off with wood flooring.

## MASTER BEDROOM

The master bedroom includes a double bed with a mattress. Dark wood effect bedside table and matching chest of drawers, Venetian blinds and cream carpet. The door leads to the en suite bathroom.











#### EN SUITE

En suite bathroom includes a step in shower enclosure, pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.

#### BATHROOM

Bathroom includes a rectangular bath, pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.

#### BEDROOM

The bedroom includes a double bed with a mattress. Dark wood effect double wardrobe and matching chest of drawers, Venetian blinds and carpet.

#### WE REQUIRE


One months rent in advance = £875

One months rent as a damage deposit = £875


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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

212 High Street  
 Gateshead  
 Tyne And Wear  
 NE8 1AQ  
 0191 500 8 500  
 info@carousestateagents.com  
<https://www.carousestateagents.com>

