



16 Bede Courtyard, Winters Pass, Gateshead, Tyne & Wear, NE8 2GS

£850 Per Calendar Month



## Key features

- TWO BEDROOM APARTMENT
- POPULAR LOCATION NEAR RIVER TYNE
- OPEN PLAN LOUNGE/DINER
- SPACIOUS FITTED KITCHEN
- FAMILY BATHROOM WITH SHOWER
- BALCONY
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING
- GREAT TRANSPORT LINKS
- EARLY VIEWING ADVISED



## Description

We welcome to the rental market this modern FIRST FLOOR TWO BEDROOM APARTMENT located in sought after location in Bede Courtyard, The Staithes. The property offers open plan living with a spacious lounge and dining area with double french doors leading to a spacious balcony. There is a modern fitted kitchen, two good size bedrooms and a well presented family bathroom with shower. The property benefits from great transportation links with Gateshead and Newcastle city centre in walking distance. There is an allocated parking spot too. Early viewing is recommended.



ENTRANCE HALL

15'2 x 7'0

OPEN PLAN LOUNGE

14'2 x 11'2

OPEN PLAN KITCHEN

11'6 x 8'9

BEDROOM ONE

11'4 x 8'10

BEDROOM TWO

9'6 x 7'8

BATHROOM

8'1 x 6'5

EXTERNAL

DISCLAIMER LETTINGS







#### WE REQUIRE


One month's rent in advance = £850

One month's rent as a damage deposit = £850


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>	<b>82</b>	<b>82</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 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	

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