



23 Ascot Court, West Boldon, Tyne & Wear, NE36 0DA

£750 PCM





## Key features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- FITTED KITCHEN/DINER
- EN-SUITE FACILITIES
- ALLOCATED PARKING
- FURNISHED
- SOUGHT AFTER LOCATION
- AVAILABLE FOR VIEWING
- PRIVATE GROUNDS



## Description

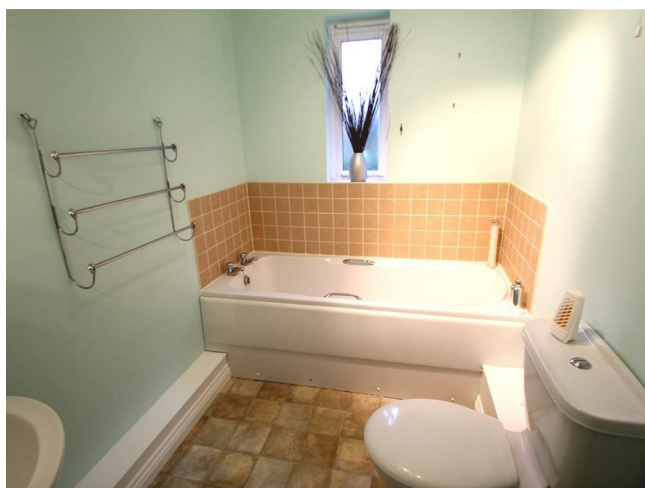
Welcome to Ascot Court in the charming village of West Boldon! This delightful two-bedroom, two-bathroom flat is a perfect blend of comfort and convenience.

As you step into the property, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The flat boasts two well-appointed bedrooms, offering ample space for a small family or professionals looking for a home office.

The master bedroom comes with the added luxury of an ensuite bathroom, providing privacy and convenience. The property is fully furnished, ensuring a hassle-free move-in experience.

One of the standout features of this flat is the allocated car parking, making it easy for residents and guests to park securely. Located close to the A19, commuting to work or exploring the nearby areas couldn't be more convenient.

Don't miss this opportunity to make Ascot Court your new home. Book a viewing today and experience the comfort and convenience this property has to offer in the heart of West Boldon.



#### ENTRANCE

With electric storage heater and storage cupboard

#### LOUNGE

19'2" x 11'10"

Furnished to a high standard with UPVC double glazed windows, door to outside patio area and electric heater

#### DINING KITCHEN

15'0" x 10'2"

Fitted with a range of birch wall and floor units, granite effect work surfaces with integrated stainless steel sink unit with mixer tap, ceramic hob and electric oven with cooker funnel, integrated dish washer, fridge/freezer and washing machine, part tiled walls, two UPVC windows and electric heater.

#### BEDROOM ONE

11'9" x 11'0"

UPVC double glazed window and electric heater

#### EN-SUITE

Comprising step in shower, low level wc, pedestal wash basin and extractor fan

#### BEDROOM TWO

10'8" x 8'0"

UPVC double glazed window and electric heater











#### BATHROOM

Comprising of panelled bath, pedestal wash basin, low level wc, UPVC double glazed window and part tiled walls

#### EXTERNAL

Externally there are communal gardens and allocated parking

#### DISCLAIMER LETTINGS

##### WE REQUIRE

One month's rent in advance = £750

One month's rent as a damage deposit = £750

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.

Ascot court



Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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