



32 Friars Wharf, Green Lane, Gateshead, Tyne & Wear, NE10 0QX

£795 PCM



Key features

- THIRD FLOOR APARTMENT
- RIVER VIEWS
- SECURE ENTRY SYSTEM
- FURNISHED TO GOOD STANDARD
- APPLIANCES UNCLUDED
- CAR PARKING
- ONE BEDROOM
- QUIET LOCATION
- AVAILABLE NOW TO VIEW
- HEATING COST INCLUDED IN RENT



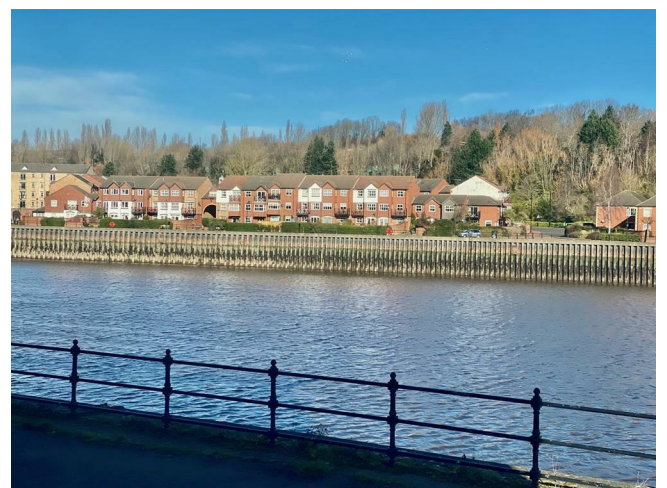
Description

Welcome to this charming apartment located in the picturesque area of Friars Wharf, Green Lane, Gateshead. This modern and furnished apartment boasts a delightful open plan living space with stunning river views, perfect for enjoying a cup of tea while watching the world go by.

With one reception room, one bedroom, and a well-appointed bathroom, this property offers a cosy and comfortable living space ideal for individuals or couples looking for a peaceful retreat. The allocated car parking ensures convenience for those with vehicles, making coming home a breeze.

One of the standout features of this property is that the heating cost is included in the rent, providing you with peace of mind and added value. Say goodbye to worrying about fluctuating heating bills and simply enjoy the warmth and comfort of your new home.

Don't miss out on the opportunity to make this lovely apartment your own. Whether you're looking for a tranquil place to unwind after a long day or simply want to enjoy the beauty of river views, this property has it all. Book a viewing today and step into your new riverside oasis.



DESCRIPTION

An immaculately presented third floor apartment in this modern riverside development, offered to the market on a furnished basis. This luxury apartment benefits from under floor heating, triple glazing, a balcony enjoying views over the river Tyne as well as allocated parking and a secure communal entry system. Briefly comprising of entrance hallway, one master double bedroom with fitted wardrobes, and open plan lounge, kitchen and breakfast area and a bathroom fitted with a three piece white suite. Viewing recommended.

GROUND FLOOR

Communal entrance door with secure entry system leading to communal hallway with stairs to all floors.

ENTRANCE HALL

Hardwood entrance door to hallway with a built in cupboard.

LOUNGE

14'3" x 10'8"

Sliding patio doors to balcony enjoying views over the River Tyne and under floor heating.

KITCHEN

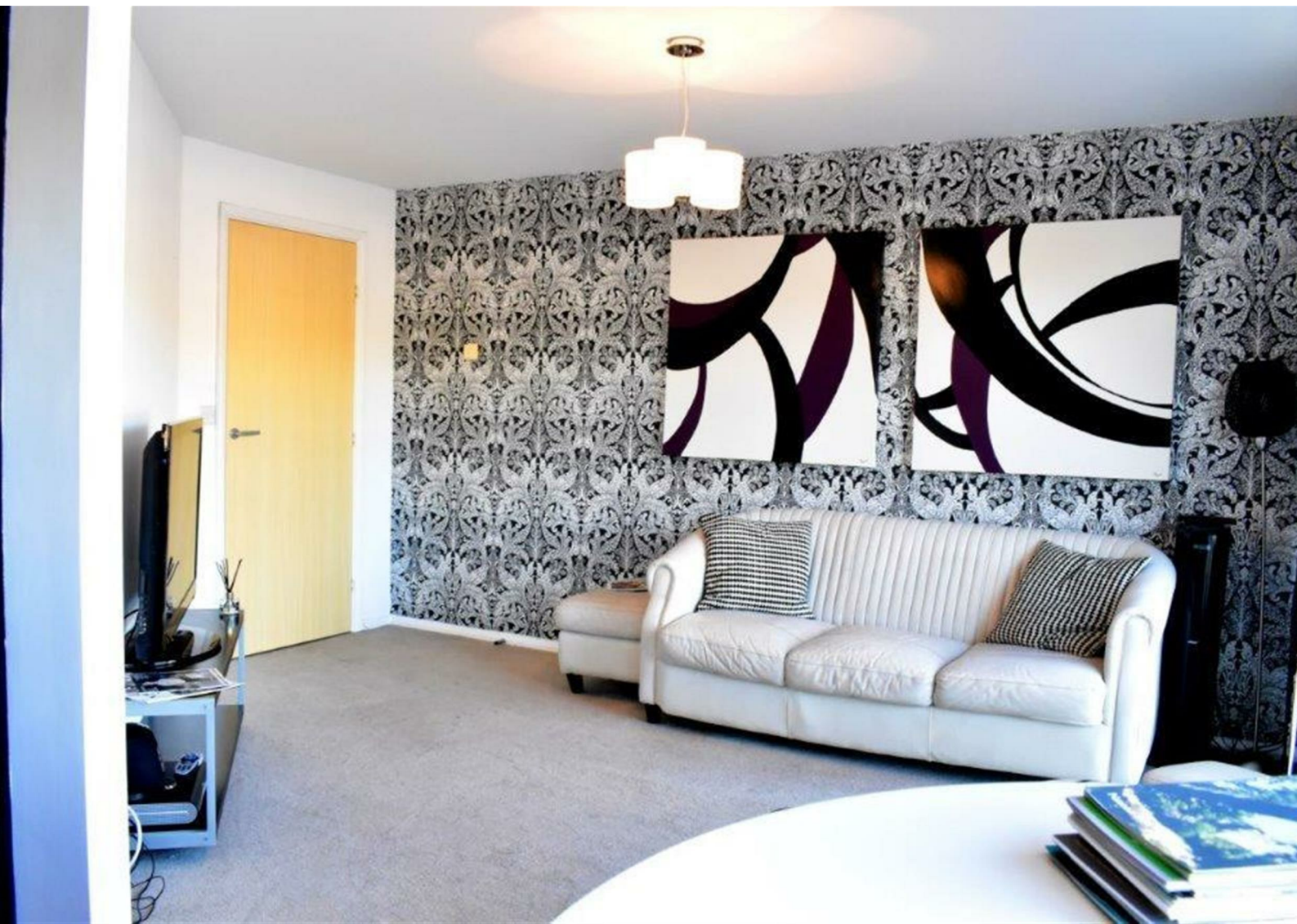
9'0" x 8'0"

Modern fitted high gloss wall and base units with wood effect worktops, integrated oven, hob and chimney style extractor hood, integrated fridge and freezer, one and a half bowl stainless steel sink, plumbing for washing machine, spot lights, tiled floors and under floor heating, window to front overlooking the River Tyne.

BATHROOM

8'8" x 6'8"

Three piece white suite comprising panelled bath with shower over, pedestal hand wash basin, low level w.c., partial tiling to walls, tiled floor, underfloor heating and integrated spotlights to ceiling.







MASTER BEDROOM

12'10" x 8'10"

Window, fitted wardrobes and under floor heating.

EXTERIOR

Communal grounds and gated allocated parking.

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £795

One month's rent as a damage deposit = £795


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	74	75
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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