



98 Sanderson Villas, Gateshead, Tyne & Wear, NE8 3DD  
£795 Per Calendar Month



## Key features

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- WALK-IN WARDROBE
- OPEN PLAN LIVING/KITCHEN
- FITTED BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO METRO LINKS
- CLOSE TO LOCAL AMENITIES
- VIEWINGS ADVISED



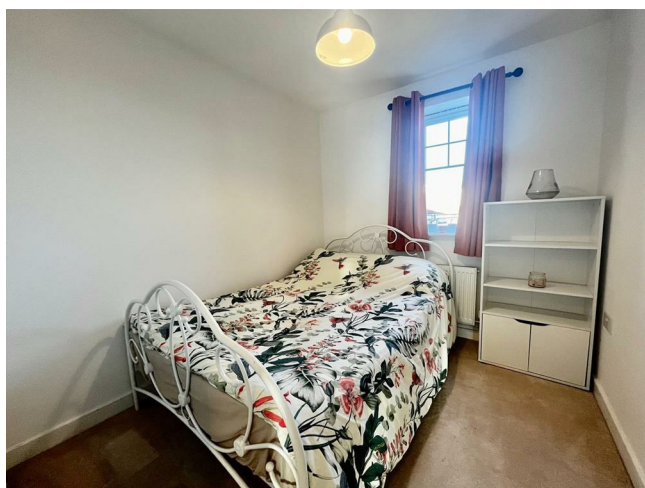
## Description

Welcome to this charming top floor apartment located in the desirable Sanderson Villas, Gateshead. This delightful property boasts two spacious double bedrooms, each offering ample natural light and comfort. One of the standout features of this home is the walk-in wardrobe, providing generous storage space and a touch of luxury.

The apartment comprises a well-appointed reception room, perfect for relaxing or entertaining guests. The layout is both practical and inviting, making it an ideal choice for individuals or small families seeking a modern living space.

Situated in a sought-after location, this property benefits from excellent transport links, with the metro station just a short distance away. This makes commuting to nearby cities or exploring the local area incredibly convenient.

This apartment offers a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to make this lovely flat your new home.



ENTRANCE HALLWAY

19'11 x 3'4

LOUNGE

17'4 x 11'5

KITCHEN

9'2 8'10

BEDROOM ONE

12'1 x 8'5

WALK-IN WARDROBE

7'4 x 5'4

BEDROOM TWO

8'8 x 7'7

BATHROOM

6'11 x 5'5







## EXTERNAL

### DISCLAIMER LETTINGS

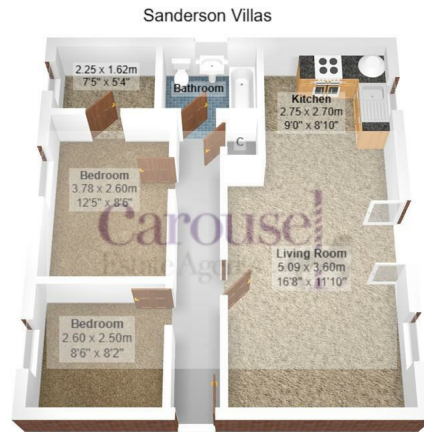
#### WE REQUIRE

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.



Total Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### 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>		
(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@carouselestateagents.com  
<https://www.carouselestateagents.com>

