



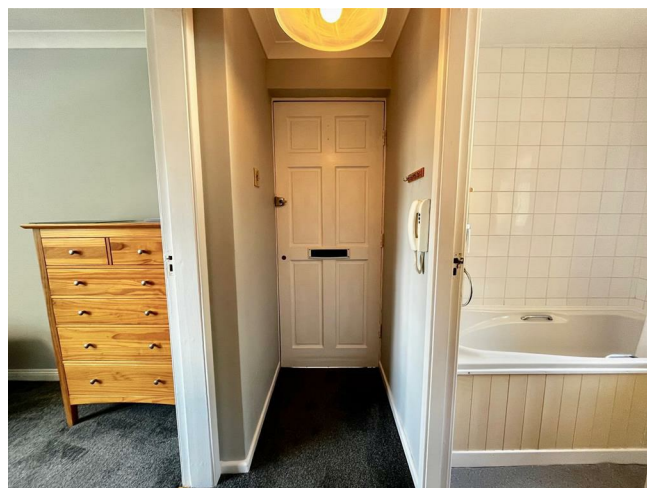
7 Brecken Court, Saltwell Road, Gateshead, Tyne & Wear, NE9 6EY

£600 PCM



Key features

- GATED AREA
- CLOSE TO TEAM VALLEY
- GARAGE
- FURNISHED
- IDEAL FOR TRANSPORT LINKS
- FIRST FLOOR
- GREAT VIEWS
- BALCONY



Description

Welcome to Brecken Court, a charming studio apartment located in the sought-after area of Saltwell Road, Gateshead. This furnished property is situated in a private development, offering a tranquil and secure environment for its residents. There is also residents parking.

Ideal for individuals or couples, this studio apartment boasts a spacious reception room that can be easily transformed to suit your lifestyle. The bedroom is cosy and inviting, providing a comfortable space to relax and unwind. The bathroom is modern and well-maintained, perfect for your daily routines.

Living in Brecken Court offers you the opportunity to enjoy the best of both worlds - a peaceful retreat within a vibrant community. With easy access to local amenities, parks, and transport links, this property is sure to meet your needs for convenience and comfort.

Don't miss out on the chance to make this studio apartment your new home. Contact us today to arrange a viewing and experience the charm of Brecken Court for yourself.

GATED ACCESS

There are gates leading to this private estate

HALL

Built in storage cupboard

LOUNGE/BEDROOM

14'11 x 10'3

With a double bed, leather sofa, draws, bedside cabinets, built in wardrobe, electric heater, UPVC door leading to private balcony with great views from the UPVC window.

KITCHEN

9'3 x 9

White wall and floor units, integral stainless steel sink unit, electric oven and hob, under bench fridge and freezer, UPVC window overlooking the rear elevation and built in storage cupboard

BATHROOM

6'3 x 5'11

White suite comprising of panelled bath with over head shower, pedestal wash basin, low level w.c, tiling and UPVC window







EXTERNAL

There are maintained gardens surrounding the property and there is a garage located in a near by block.

DISCLAIMER LETTINGS

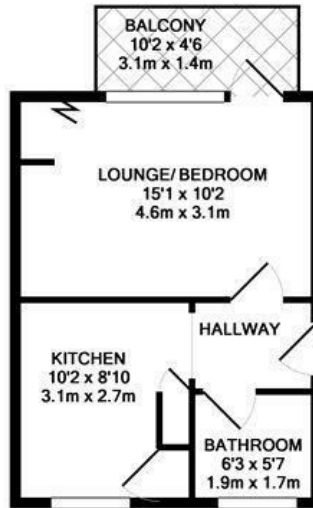
WE REQUIRE

One month's rent in advance = £600

One month's rent as a damage deposit = £600

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 APPROX. FLOOR AREA 307 SQ.FT. (28.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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