



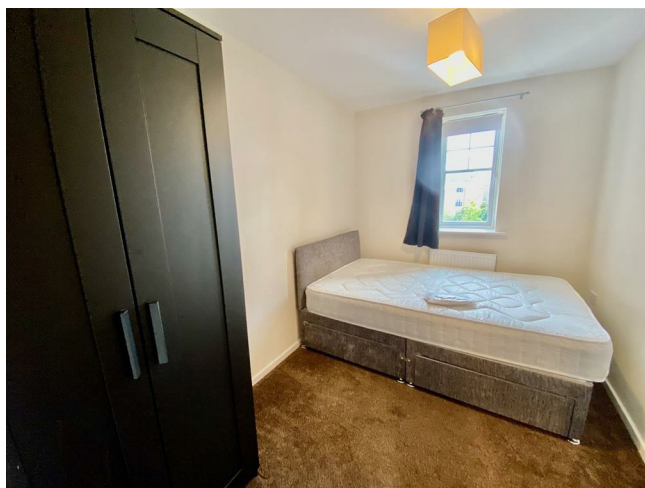
52 Ovet Gardens, St James Village, Gateshead, Tyne & Wear, NE8 3JH

£795 PCM



Key features

- 2ND FLOOR APARTMENT
- TWO BEDROOMS
- FURNISHED
- OPEN PLAN LOUNGE/KITCHEN
- IDEAL FOR BUS, METRO AND TRANSPORT LINKS
- CAR PARKING
- MAINTAINED AND COMMUNAL GARDENS
- POPULAR ESTATE
- VIEWING IS RECOMMENDED



Description

Welcome to this charming furnished apartment located in the heart of St James Village, Gateshead. Situated in the desirable Ovetv Gardens, this property offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The apartment boasts two well-proportioned bedrooms, providing ample space for a small family, a couple, or even a home office.

The property features a modern bathroom, adding a touch of luxury to your daily routine. With its convenient layout, this apartment offers a comfortable living space that is easy to maintain.

Located in a vibrant neighbourhood, you'll have easy access to local amenities, shops, and restaurants, making it a perfect choice for those seeking a dynamic lifestyle. Whether you enjoy a leisurely stroll in the park or prefer exploring the bustling city centre, this location caters to all preferences.

Don't miss the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the charm of Ovetv Gardens for yourself.



ENTRANCE

LOUNGE
18'9 x 11'6

KITCHEN
11'5 x 6'8

BATHROOM
9'2 x 5'5

BEDROOM ONE
10'10 x 10'10

BEDROOM TWO
10'4 x 7'6

EXTERNAL

DISCLAIMER - LETTINGS
WE REQUIRE







One months rent in advance = £795.00

One months rent as a damage deposit = £795.00

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: 62.5 m² ... 673 ft²
All measurements are approximate and for display purposes only

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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