



## Fairfield Place, Blaydon, Tyne And Wear, NE21 5QF

**\*\*\*AVAILABLE NOW\*\*\*** Two bedroom ground floor flat, within easy access of local shops, amenities and transport links. The property is accessed via a secure communal entrance and comprises of entrance hallway, open plan lounge/kitchen, two bedrooms and a bathroom W/C. Externally there is an allocated parking space. Available immediately on an unfurnished basis. EPC rating C.



**\*\*\*AVAILABLE NOW\*\*\***

**Unfurnished**

**Ground Floor Flat**

**Holding deposit £149**

**Two Bedrooms**

**EPC Rating C**

**£650 per month**

**Open plan Lounge/Kitchen** 19' 8" x 9' 9" (5.99m x 2.98m) max  
Kitchen area fitted with a range of wall and base units, integrated oven/hob. Space for freestanding appliances (not included).

**Bedroom 1** 13' 1" x 8' 6" (3.98m x 2.59m) max

**Bedroom 2** 11' 6" x 8' 7" (3.50m x 2.61m) max

**Bathroom** 7' 9" x 6' 5" (2.35m x 1.96m)  
Bath with shower over, wash basin, W/C.

**Externally**  
Car park to rear with allocated parking space. Easy access to local shops, amenities and transport links.

**Additional information**  
Council tax band A. Minimum tenancy length 6 months. Security deposit/bond equivalent to 1 months rent plus 1 months rent payable up front.

**Holding deposit**  
The holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.



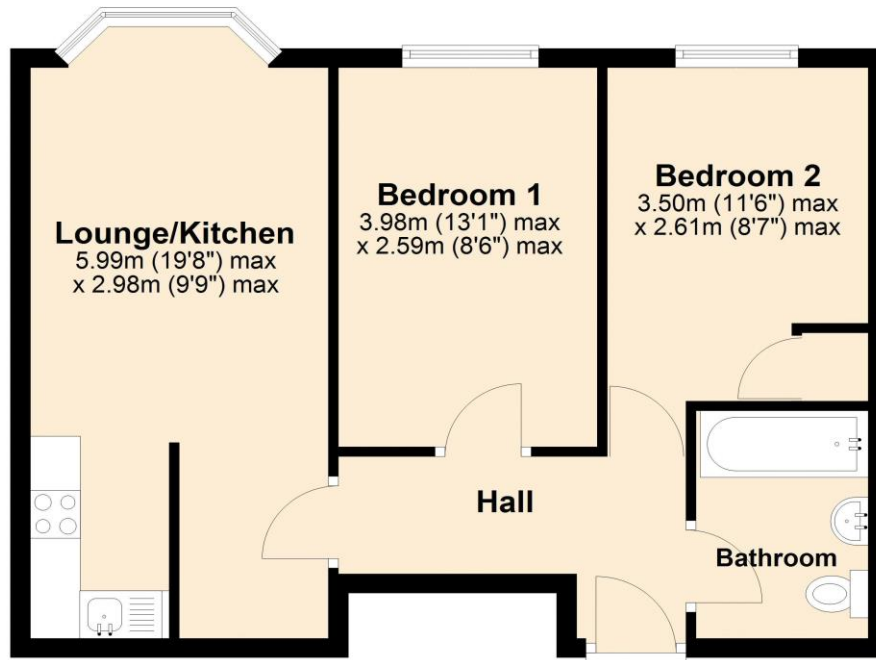
**EPC Graph (full EPC available on request)**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Floorplan

### Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 49.3 sq. metres (530.2 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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