



Klondyke Walk, Stella Riverside, Tyne And Wear, NE21 4FG

*****AVAILABLE MID JUNE***** This well presented two bedroom upper floor apartment on the popular Stella Riverside Development near Blaydon is available from the middle of June. The property comprises of secure communal entrance, spacious lounge with pleasant outlook over park and play field, kitchen, bathroom and two bedrooms. Externally there is an allocated parking space. Riverside walks can be easily accessed from the property. Available on an unfurnished basis. Early viewing essential. Awaiting EPC rating.



*****AVAILABLE MID JUNE!*****

Upper Floor Apartment

Two Bedrooms

Pleasant Outlook

Holding Deposit £166

EPC Rating D

£725 per month

Lounge 15' 7" x 11' 9" (4.74m x 3.58m)

Kitchen 9' 11" x 7' 2" (3.01m x 2.18m)

Features a range of wall and base units for storage, space for white goods and integrated oven/hob.

Bathroom 7' 0" x 6' 2" (2.14m x 1.89m)

Features a white suite of bath with overhead shower, W/C and wash basin.

Bedroom 1 12' 8" x 11' 1" (3.87m x 3.38m)

Bedroom 2 11' 10" x 9' 6" (3.61m x 2.90m) Max

Benefits from a built in cupboard for additional storage.

Externally

Externally this lovely apartment features allocated parking to the rear of the property and a pleasant outlook of the park and playing field to the front.

Holding Deposit

This 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.

Additional Information

Council tax band A. Awaiting EPC. Minimum tenancy length 6 months. Security deposit £725. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>



EPC Graph (full EPC available on request)

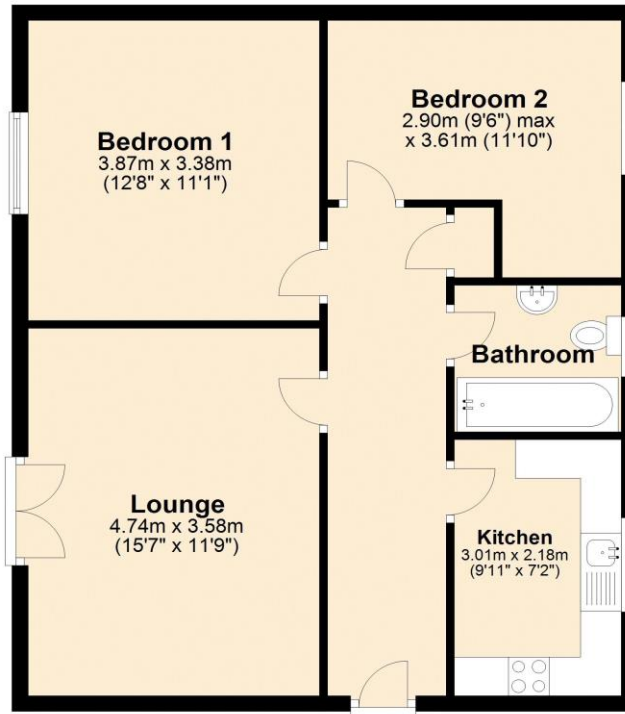
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floorplan

Ground Floor

Approx. 61.9 sq. metres (666.5 sq. feet)



Total area: approx. 61.9 sq. metres (666.5 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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