

50 Brentwood Avenue, Jesmond



## £750 Per month

\*\*\*\* FIRST FLOOR FLAT \*\*\* TWO BEDROOMS \*\*\*\* FURNISHED \*\*\*\* AVAILABLE  
DECEMBER 2017 \*\*\* COUNCIL TAX BAND A \*\*\* SET UP FEE £400.00 \*\*\* ENERGY  
RATING E \*\*\*

To let on a furnished basis, this two bedroom Upper Maisonette is situated in Brentwood Avenue, Jesmond, close to the local Metro, and offers quite spacious accommodation, available now. On the first floor, there is a shower room, a kitchen and two bedrooms. Upstairs there is an attractive living room. The property has double glazing and gas central heating. Professionals only please, call next2buy Ltd to arrange a viewing - 0191 2953322

**The Property Comprises:**

**Entrance**

Timber door into entrance lobby, stairs to first floor and landing leading to...

**Shower Room**

7'9" x 6'3" (2.36m x 1.91m) Three double glazed windows, radiator, part tiled walls and fitted with a three piece suite including a shower cubicle.



**Kitchen**

18'3" x 8'0" (5.56m x 2.44m) Double glazed window, radiator, part tiled walls and laminate flooring, fitted with floor and wall units, counters and sink. Equipped with: fridge, washing machine, gas hob and electric oven.



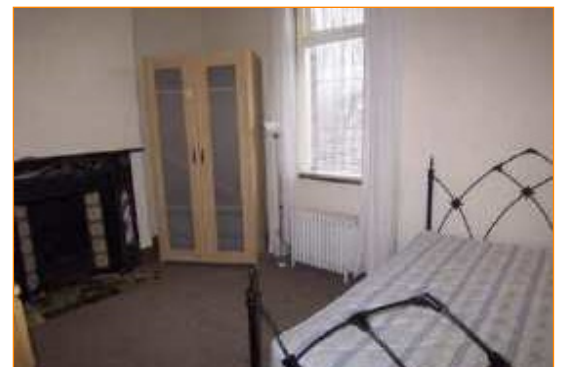
**Bedroom One**

13'7" x 11'11" (4.14m x 3.63m) Double glazed window, radiator, marble style fire surround with a cast iron inset, decorative dado rail and ceiling rose. Double bed, wardrobe and chest of drawers.



**Bedroom Two**

10'6" x 11'11" (3.20m x 3.63m) Double glazed window, radiator, marble style fire surround with a cast iron inset. Double bed, wardrobe and chest of drawers.



**Stairs To The Second Floor**

Leading to...

### Living Room

19'4" x 20'9" (5.89m x 6.32m) Two double glazed velux style windows and two radiators. Two sofas, table and chairs and occasional table.



### Initial Monies

All leases are subject to suitable references and credit checking. A months rent in advance will be required, as will a bond ( usually equivalent to a months rent plus £50 ), and a Set Up Fee of £400.00

### ARLA

Next2buy Ltd is a member of ARLA, [www.arla.co.uk](http://www.arla.co.uk). We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

### Example

We require one month's rent as a damage deposit (+£50) and a setup fee of £180.00 (inclusive of VAT).

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm  
One month's rent in advance: £350.00  
Damage Deposit: £400.00  
Set Up fee £180.00 (inclusive of VAT)  
Total; £930.00 (inclusive of VAT)

These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.

The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

### Obligations

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

### Reservation

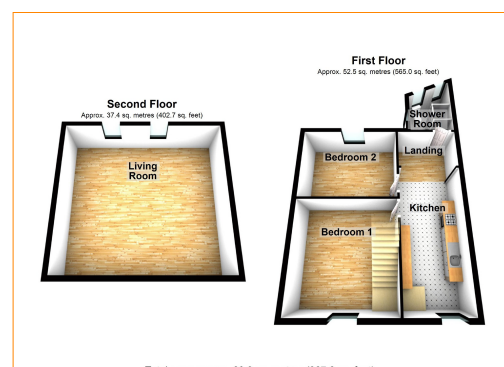
We require a holding deposit of £100.00 (inclusive of vat) per tenant which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

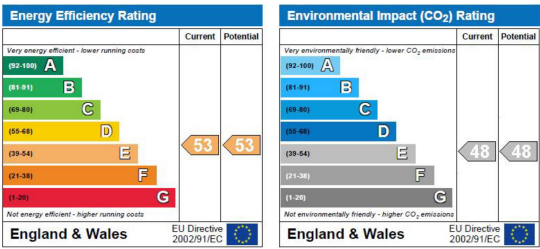
Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

### FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;  
Monday 9am - 6pm  
Tuesday 9am - 6pm  
Wednesday 9am - 6pm  
Thursday 9am - 6pm  
Friday 9am - 6pm  
Saturday 9am - 6pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME .....  
DAY/DATE .....  
VENDORS NAME (S) .....

QR CODE



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