



## Albert Drive, Gateshead, NE9 6EJ

£695 Per Calendar Month

**\*\*\* WATER RATES INCLUDED \*\*\*** Available immediately on an unfurnished basis is this immaculately presented one bedroom semi-detached house. The property is situated in an prime location being a stones throw to Low Fell High Street and transport links. Accommodation briefly comprises of entrance into open plan lounge and kitchen, to the first floor there is a shower room and master bedroom with storage cupboard. The property is heated via electric wall heaters and has UPVC windows throughout. There is parking for one car and also comes with the added security of CCTV and a security alarm. Early viewing of the property comes highly recommended to avoid disappointment.

### **Lounge/Kitchen**

Spacious open plan lounge/kitchen area with modern built in wall and base units, integrated oven, hob and extractor fan.

### **Shower Room**

Modern shower room with walk in shower, low level WC, basin, heated towel rail and motion activated mirror.

### **Master Bedroom**

Bright and airy master bedroom with Velux windows to allow additional light and a handy hidden storage cupboard.

### **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

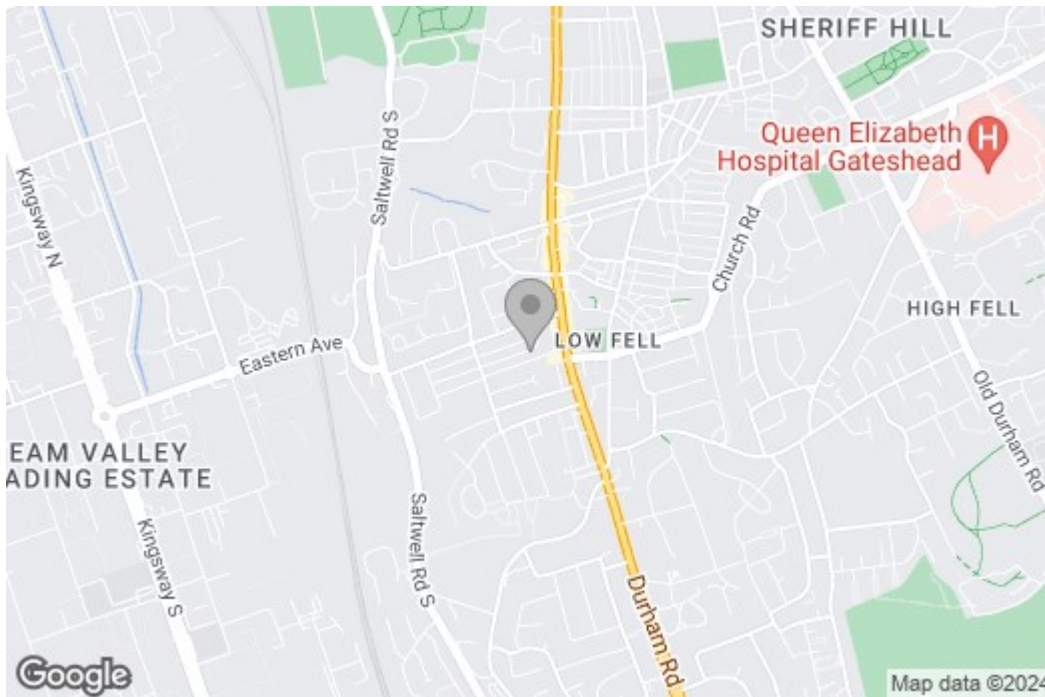
**Upfront Costs:**

1 Months rent upfront

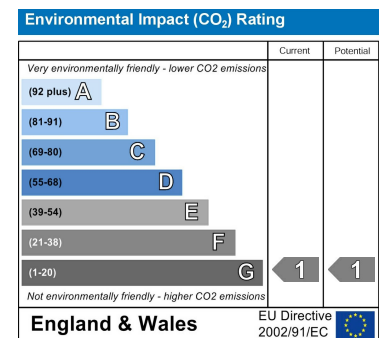
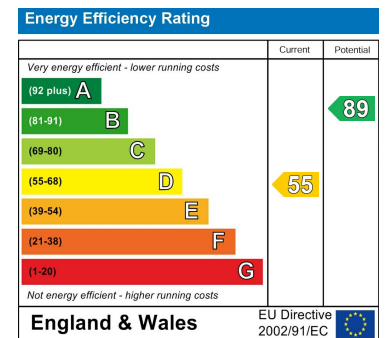
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.