



32 Ambergate Close, Newcastle Upon Tyne, NE5 4AG

£750 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this spacious, two double bedroomed semi detached. The area itself is within walking distance to local shops, supermarkets, public transport links which take you into and around Newcastle City Centre. The A1 and A69 road links are also nearby along with popular and well regarded schools, universities and Newcastle International Airport. Briefly comprising to the ground floor:- entrance porch, bright and airy lounge, kitchen, two well proportioned double bedrooms and a family bathroom. The property also has gas central heating and double glazing throughout. Externally, there is a low maintenance garden which is laid to lawn at the front and a private, rear patio area. There is also ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Porch

With access door leading to the lounge.

Lounge

Bright and airy lounge with UPVC window overlooking the front aspect, gas central heating radiator and stairs leading to the first floor.

Kitchen

Fitted with a range of wall and base units with integrated oven, hob and extractor fan. There is a UPVC door leading to and a UPVC window overlooking the rear aspect.

Bathroom

With low level WC, wash hand basin and bath with shower over. There is also a handy storage cupboard.

Main Bedroom

With UPVC window overlooking the rear aspect, gas central heating radiator and storage cupboard.

Bedroom Two

Good sized second bedroom with UPVC overlooking the front aspect and gas central heating radiator.

External Areas

There is a low maintenance area to the front which is laid to lawn. To the rear there is a private patio area and storage shed.

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

Material Information

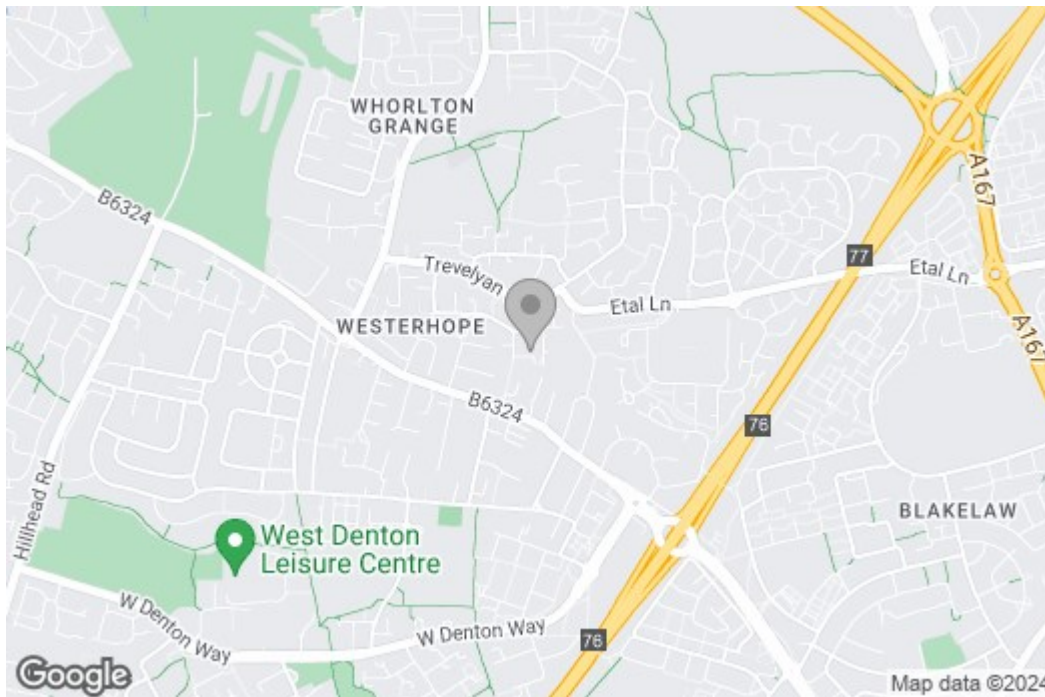
Flood Risk - No Risk

Local Authority - Newcastle

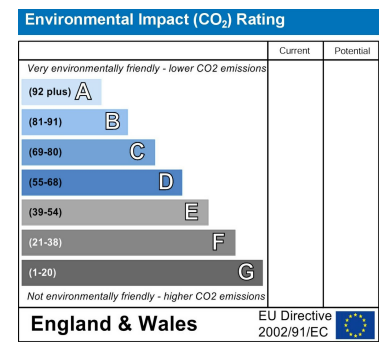
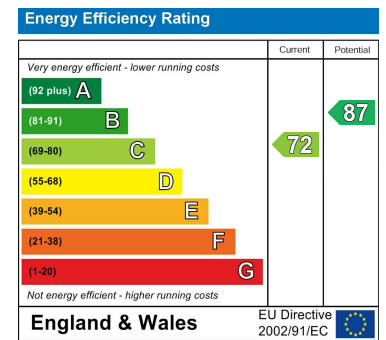
Satellite/Fibre TV Availability - BT, Sky, Virgin

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 an representation or warranty in respect of the property.