



## 11 St. Michael's Vale, Hebburn, NE31 1RL

£650 Per Calendar Month

**\*\*\* AVAILABLE FROM THE 19TH JULY 2024 \*\*\*** and rare to the market is this immaculately presented, modern two bedroom apartment on an extremely sought after private development. With Hebburn town centre on your doorstep, local shops, metro station, transport links to Newcastle, Gateshead and South Shields it really is situated in an ideal location. On entering the property via the communal entrance and off the hallway is the spacious open plan lounge/kitchen with an array of wall/base units and a Juliet balcony for added light and air. There is a modern bathroom with white fitted 3 piece suite and two good sized bedrooms. The master bedroom benefits from a walk in wardrobe/dressing area. Externally lies allocated parking. Available immediately on an unfurnished basis, early viewing is recommended to avoid disappointment.

**Entrance Hallway**

**Lounge/Kitchen**

**Master Bedroom**

**Dressing Room**

**Bedroom Two**

**Family Bathroom**

**Allocated Parking**

### **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 - South Tyneside

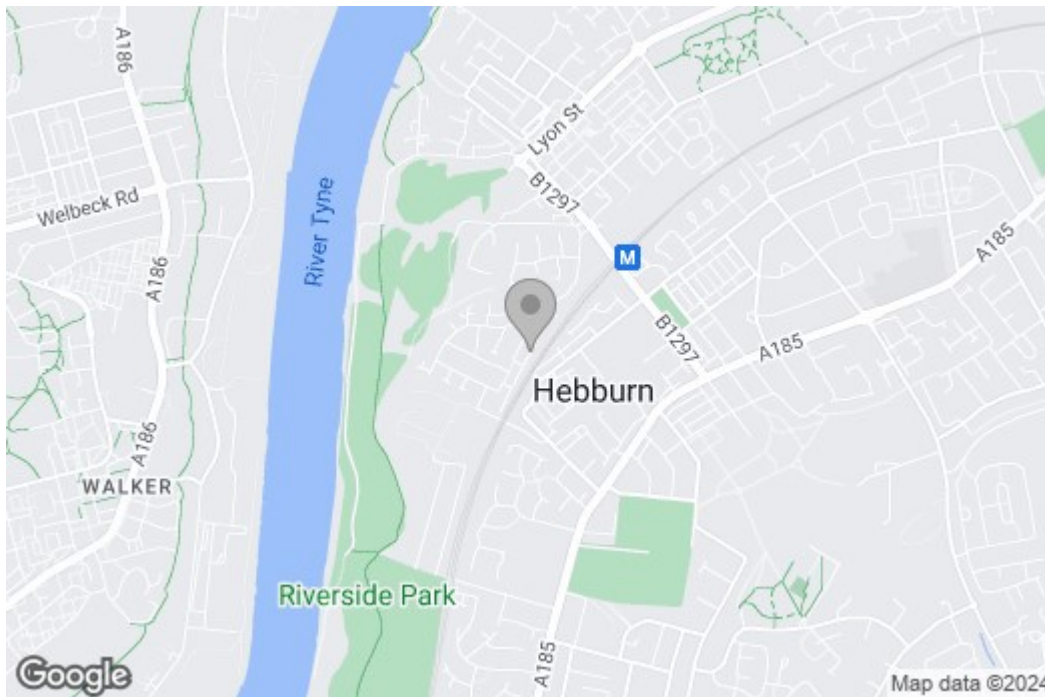
Satellite/Fibre TV Availability - BT, Sky

Broadband - Basic, Superfast

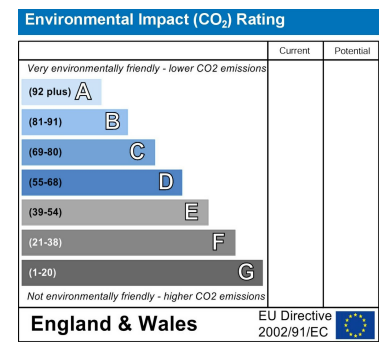
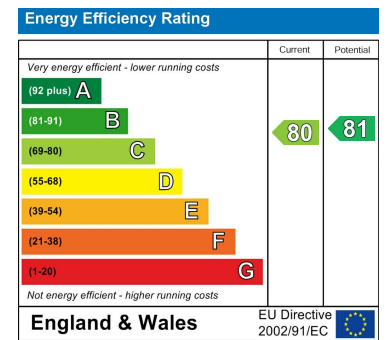
Mobile Coverage - EE, Vodafone, Three

# 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.