



17 Lotus Close, Newcastle Upon Tyne, NE5 1XB

£725 Per Calendar Month

*****AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this immaculately presented, two bedroom ground floor flat in the highly sought after residential location of Chapel House, Newcastle upon Tyne. The property features a modern kitchen, a fabulous shower room, entrance hallway, two double size bedrooms and lounge area with living flame effect feature fire. Externally, there are gardens to the front and rear, the rear garden being perfect for those Summer evenings and a separate garage in a block. There are UPVC doors/windows throughout which allows lots of natural light and gas central heating. Being close to all local amenities, schools, transport links and walking trail, early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors leading to all rooms and two large storage cupboards.

Lounge

Spacious lounge with large UPVC window overlooking the front aspect, living flame effect fire and gas central heating radiator.

Kitchen

Fitted with a range of modern wall and base units and a handy breakfast bar. There is a freestanding fridge/freezer, integrated oven, hob and extractor fan. A UPVC window overlooks the rear garden

Shower Room

Fantastic shower room with low level WC, wash hand basin and walk in shower. There is a wall mounted towel rail and a large storage cupboard.

Main Bedroom

Spacious main bedroom with UPVC window overlooking the front aspect and gas central heating radiator.

Bedroom Two

Good sized second bedroom with a UPVC window overlooking the rear garden and gas central heating radiator.

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 Upon Tyne

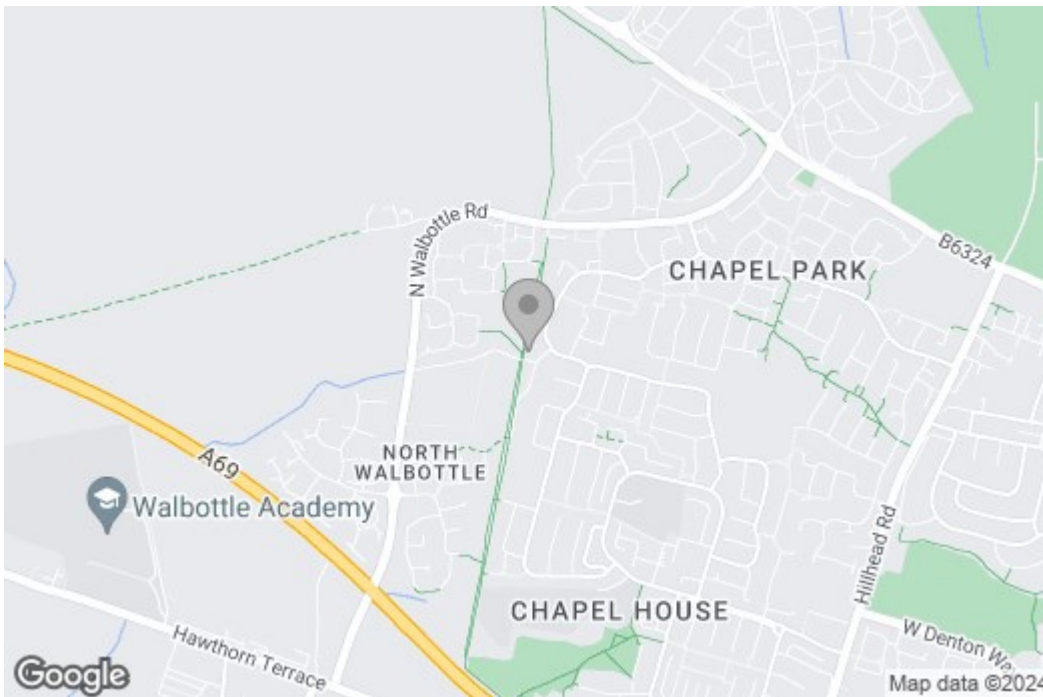
Satellite/Fibre TV Availability - BT, Sky, Virgin

Broadband - Basic, Superfast, Ultrafast

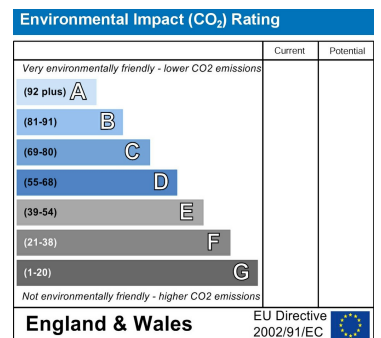
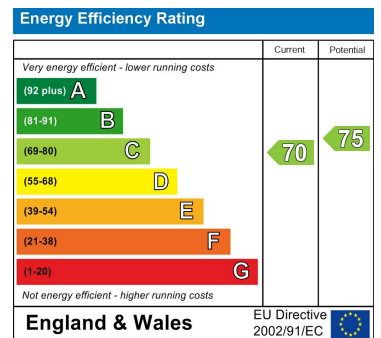
Mobile Coverage - EE, Vodafone, Three, O2

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.