



5 Sandringham Court, Gateshead, NE10 9UB

Offers Over £70,000

One of the best positioned apartments in the block, we are delighted to offer for sale this beautiful ground floor apartment which boasts fantastic views from the lounge and the master bedrooms. The apartment is offered for sale with no chain and will make the perfect home for a first time buyer or even someone looking to downsize. The apartment has been updated and provides a stylish shaker style kitchen with built in appliances and a modern bathroom/wc. The accommodation briefly comprises; entrance communal hallway, apartment hallway, dual aspect lounge, shaker style kitchen, three live bathroom/wc and two bedrooms. Externally there is residents parking and lovely communal garden areas. This apartment must be viewed internally to appreciate its layout and views.

COMMUNAL ENTRANCE

Access is via an intercom system.

APARTMENT HALLWAY

With two useful storage cupboards. Internal doors opens into the lounge, kitchen, bathroom/wc and both bedrooms.

LOUNGE

10'8" x 10'7" (3.26 x 3.25)



A lovely bright and airy room with four double glazed windows which predominantly overlook the front aspect and boasts amazing views.

KITCHEN

5'11" x 12'3" (1.81 x 3.74)



The kitchen is fitted with a range of wall and base Shaker style units with a sink unit which is fitted with a mixer tap. Built in appliances include an electric ceramic hob with an oven fitted below and extractor fan fitted above. There is tiled splash backs and recesses have been provided for a fridge freezer and washing machine. A double glazed window overlooks the side aspect. Radiator.

MASTER BEDROOM ONE

12'4" x 9'8" (3.78 x 2.97)



With a radiator and a double glazed window overlooks the front aspect with a lovely view.

BEDROOM TWO

12'3" x 5'8" (3.75 x 1.73)



With a radiator and a double glazed window which overlooks the side aspect with pleasant outlook.

BATHROOM/WC



with a three piece suite which briefly comprises; low level wc, wash hand basin with mixer tap and a panelled bath which is fitted with a glass shower screen and a shower fitted above. There is part tiled walls and a

EXTERNAL



The apartment block is surrounded by lawned communal gardens. Allocated parking is also provided within the residents car park.

ALLOCATED PARKING

Allocated parking is also provided within the residents car park.

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

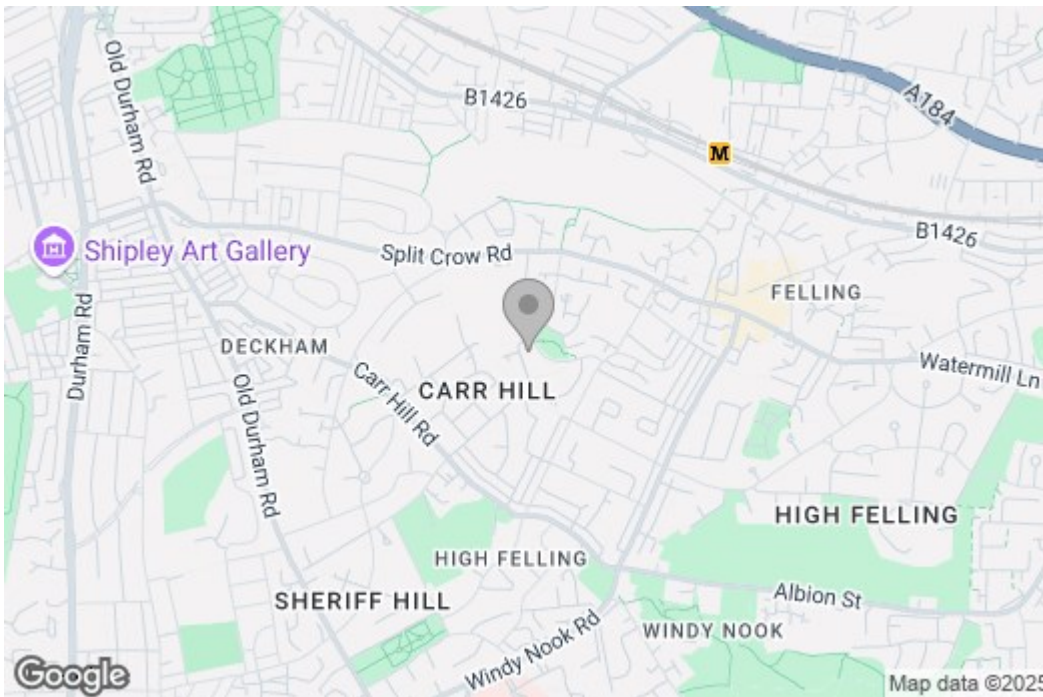
Upfront Costs:

1 Months rent upfront

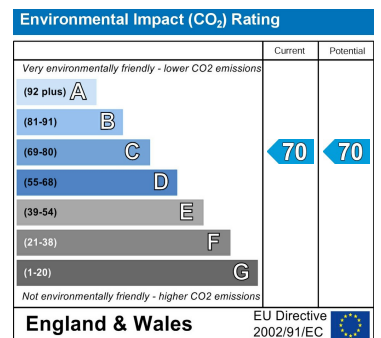
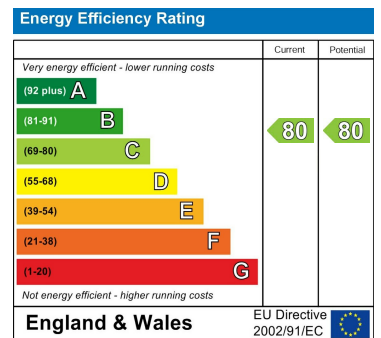
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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 an representation or warranty in respect of the property.