



257 Windsor Avenue, Gateshead, NE8 4PA

£750 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this three bedroom upper flat situated at the park end of Windsor Avenue. The property benefits from double glazing to the windows and gas central heating throughout. The accommodation briefly comprises of -:
entrance lobby with stairs to the first floor, landing with access to lounge, spacious breakfasting kitchen, bathroom/w.c and three bedrooms, two with feature fire surrounds .
Externally there is on street parking to the front and a private yard to the rear. Early viewing is essential as flats in this location are extremely popular.

Entrance Lobby

Stairs to first floor.

Landing

Access to the three bedrooms, lounge and a gas central heating radiator.

Lounge

10'4" x 14'7" (3.17 x 4.46)

Lovely light and airy room with access through to kitchen. Two alcove storage cupboards. UPVC window overlooking the rear aspect and a gas central heating radiator.

Breakfasting Kitchen

10'10" x 8'3" (3.32 x 2.53)

Fitted with a modern shaker style kitchen with butchers block worktops incorporating a single drainer sink unit with mixer tap. Integrated gas hob with electric oven and extractor fitted above and breakfast bar.

Rear Lobby

Access to rear yard. Access through to small utility and bathroom/w.c.

Utility Space

Worktop with freestanding washing machine which will be gifted to any potential applicant, double glazed window and wall mounted central heating boiler.

Bathroom

Fitted with a modern three piece suite incorporating a panel bath with mixer tap shower attachment, pedestal wash hand basin, low level w.c and a heated town radiator.

Main Bedroom

14'9" x 11'7" (4.51 x 3.54)



Lovely room with original features such as a stunning fire surround with cast insert, cornice, picture rail and ceiling rose, gas central heating radiator and UPVC windows overlooking the front aspect.

Bedroom Two

8'0" x 11'11" (2.46 x 3.64)

UPVC window overlooking the rear aspect, gas central heating radiator and cast fire surround.

Bedroom Three

7'6" 9'3" (2.30 2.84)

With a UPVC window overlooking the front aspect and a gas central heating radiator.

External



The flat comes with an enclosed private yard.

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

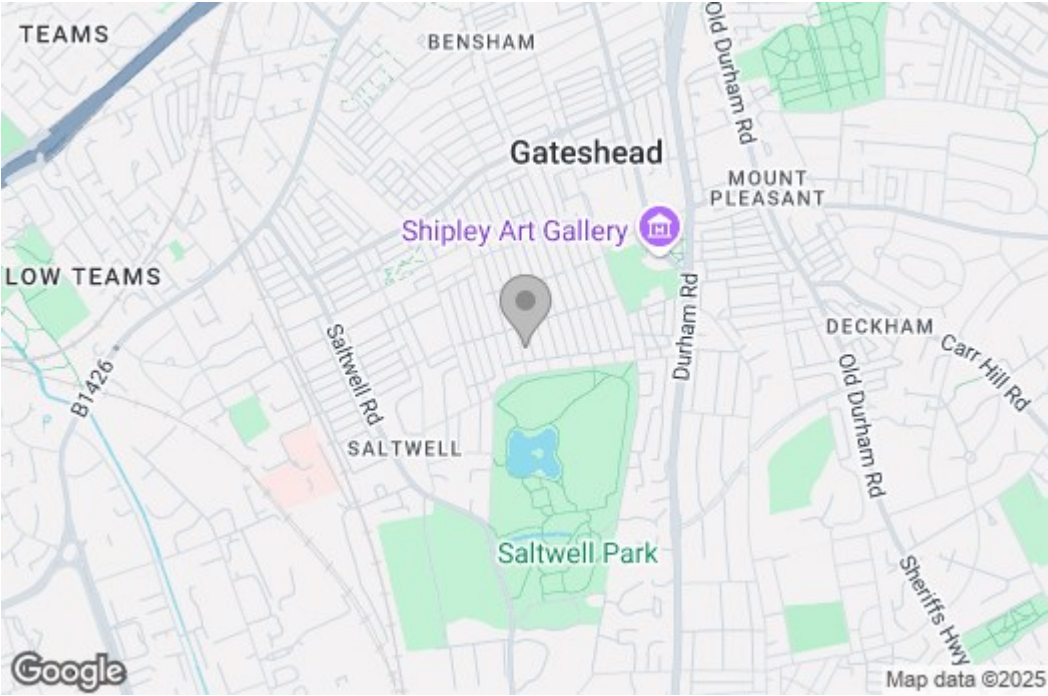
Upfront Costs:

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



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Energy Efficiency Graph

