



41 Dryden Court, Gateshead, NE9 5BY

£625 Per Calendar Month

*** OVER 60'S PROPERTY *** available from the 30th June 2025 on an unfurnished basis is this larger style apartment situated in Dryden Court within this popular area of Low Fell. The accommodation benefits from double glazing and electric heating throughout. The accommodation briefly comprises; Communal entrance providing lift and stair access to all apartments, apartment hallway, lounge with dining area and double doors which open into the kitchen which has an integrated oven, hob and freestanding fridge and freezer. The bright and airy bedroom comes with the benefit of built in wardrobes and a modern shower room/wc. Externally there are beautiful well maintained, communal gardens and residents parking. There is a communal laundry room and a guest room available for visitors. Viewings are highly recommended.

Communal Entrance

Accessed by a secure entry system

Apartment Hallway

Open entrance hallway with doors leading to the shower room, lounge, and bedroom.

Shower Room

Larger style shower cubicle , wash basin, low level WC, towel warmer, and fully tiled walls.

Bedroom

Spacious bedroom with built in wardrobes, electric heater and UPVC window.

Lounge/Dining Room

Large lounge/dining area, electric heater, UPVC window and double doors leading through to the kitchen.

Kitchen

With a range of wall/base units, integrated oven, hob and extractor hood, freestanding fridge and separate freezer, UPVC window.

External Areas

Well maintained, communal gardens and off street 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 - Gateshead

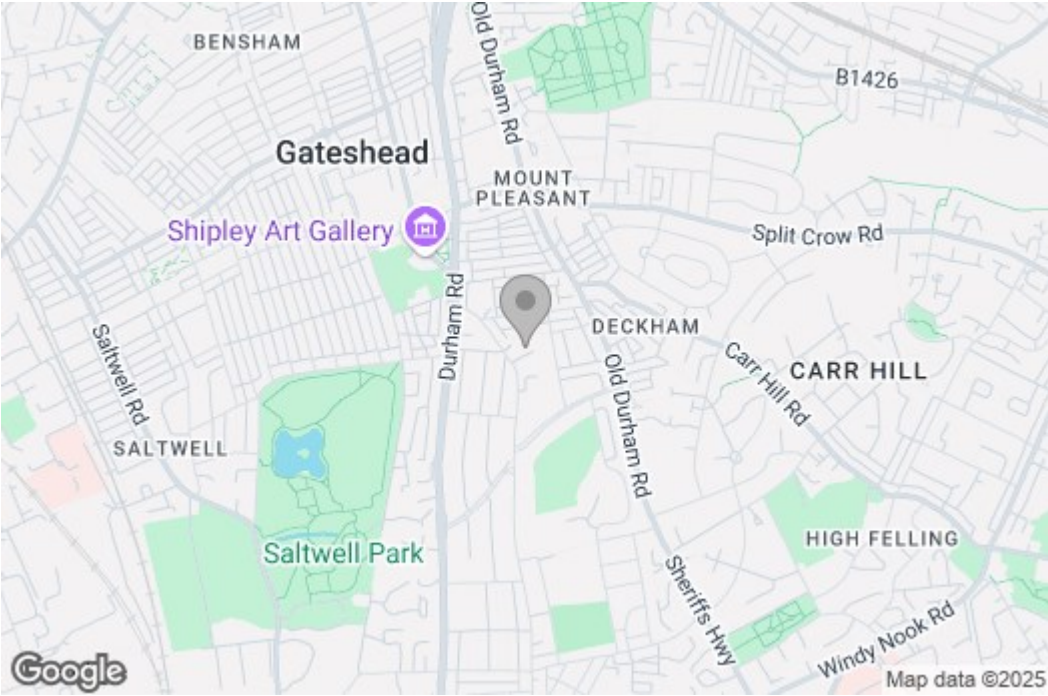
Satellite/Fibre TV Availability - BT, Sky

Broadband - Basic, Superfast, Ultrafast

Mobile Coverage - Vodafone, O2, EE, Three

Floor Plan

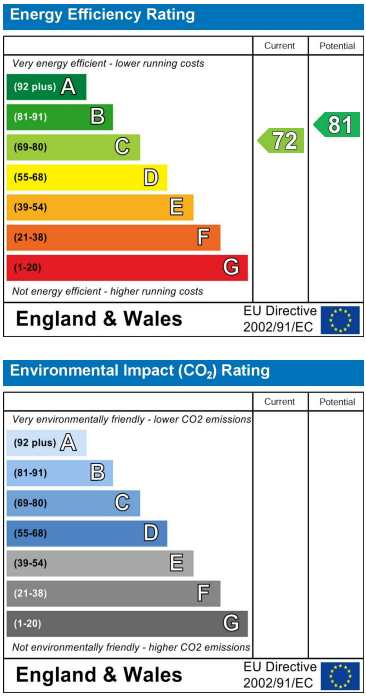
Area Map



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.

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Energy Efficiency Graph



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