



50 Haydon Close, Newcastle Upon Tyne, NE3 2BY

£675 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on a furnished basis is this ground floor, two bedroom flat situated on the ever popular Haydon Close which in turn is located in the sought after residential estate of Red House Farm. The area is ideal for local transport links, access to the A1, Newcastle Airport and has local amenities within walking distance. The property briefly comprises of; secure communal entrance, hallway, lounge, kitchen, bathroom and two good sized bedrooms. There is ample on-street parking and a garage located in a separate block. Properties in this location rent quickly due to demand therefore an early viewing is essential to avoid disappointment. .

Communal Entrance

Accessed via an intercom system.

Entrance Hallway

With a handy storage cupboard and access into both bedrooms, the bathroom and lounge, night storage heater and telephone entry system.

Lounge

With large UPVC windows overlooking the rear aspect, night storage heater and an electric living flame effect fire with surround.

Kitchen

Fitted with a range of wall and base units, integrated oven with hob, free standing washing machine and free standing fridge freezer.

Main Bedroom

With the added benefit of a built in wardrobe, UPVC windows overlooking the rear aspect and a night storage heater.

Bedroom Two

With UPVC windows overlooking the rear aspect, night storage heater and a built in wardrobe.

Bathroom

Fitted with a low level WC, wash hand basin and bath with shower over.

Garage

Situated in a separate block.

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

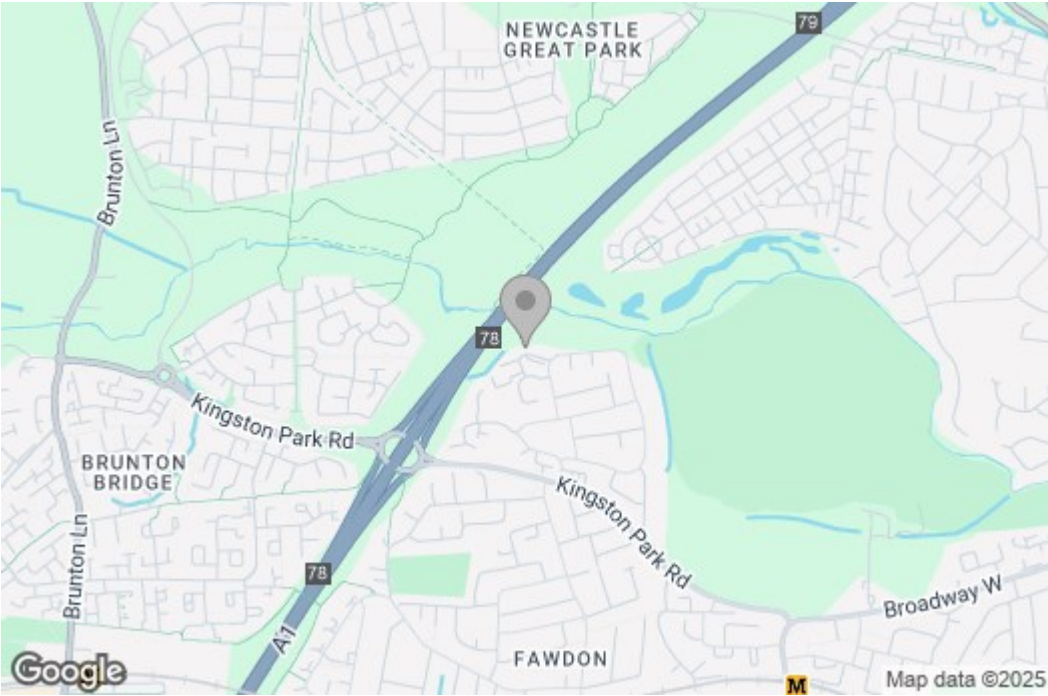
Upfront Costs:

1 Months rent upfront

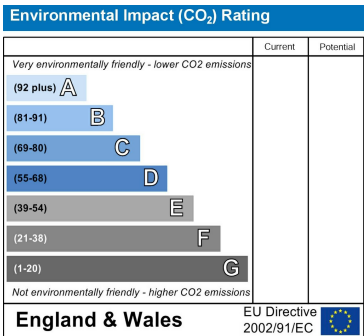
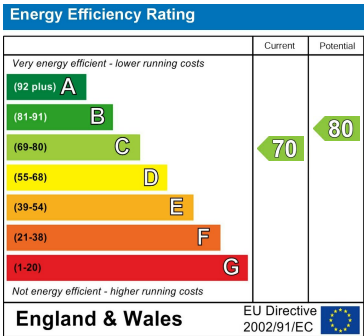
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.