



53 Friars Wharf Apartments Green Lane, Gateshead, NE10 0QX

£795 Per Calendar Month

**** AVAILABLE IMMEDIATELY **** on a furnished basis is this stunning, first floor apartment situated on Friars Wharf which has spectacular views of the River Tyne. The property is ideally located for all transport links and access into both Gateshead and Newcastle City Centre. The apartment is warmed via electric under floor heating throughout and has the benefit of triple glazing and a secure intercom entry system. The accommodation briefly comprises of; entrance hallway, master bedroom, living room/dining room with a balcony offering river views, open access into the kitchen and bathroom. There is allocated parking, visitors parking and communal gardens. Viewings are highly recommended to appreciate this fantastic property.

Communal Entrance

A secure communal entrance hall provides access into all apartments.

Apartment Hallway

With Karndean flooring, underfloor heating and a telephone entry handset.

Bedroom

Spacious bedroom with underfloor heating and a window overlooking the side aspect.

Lounge/Dining Kitchen

Bright and airy open plan lounge/kitchen with Karndean flooring throughout. There are modern base and eye level kitchen units with contrasting work surfaces, an integrated oven, hob and chimney style cooker hood, built in fridge freezer and a free standing washing machine. There are windows and a balcony leading from the lounge offering river views.

Bathroom

Panelled bath with a shower over, low level WC, pedestal wash basin, partial tiling to the walls, extractor and a window to the side aspect.

External

There is allocated parking and visitors parking with communal gardens to the side and rear.

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

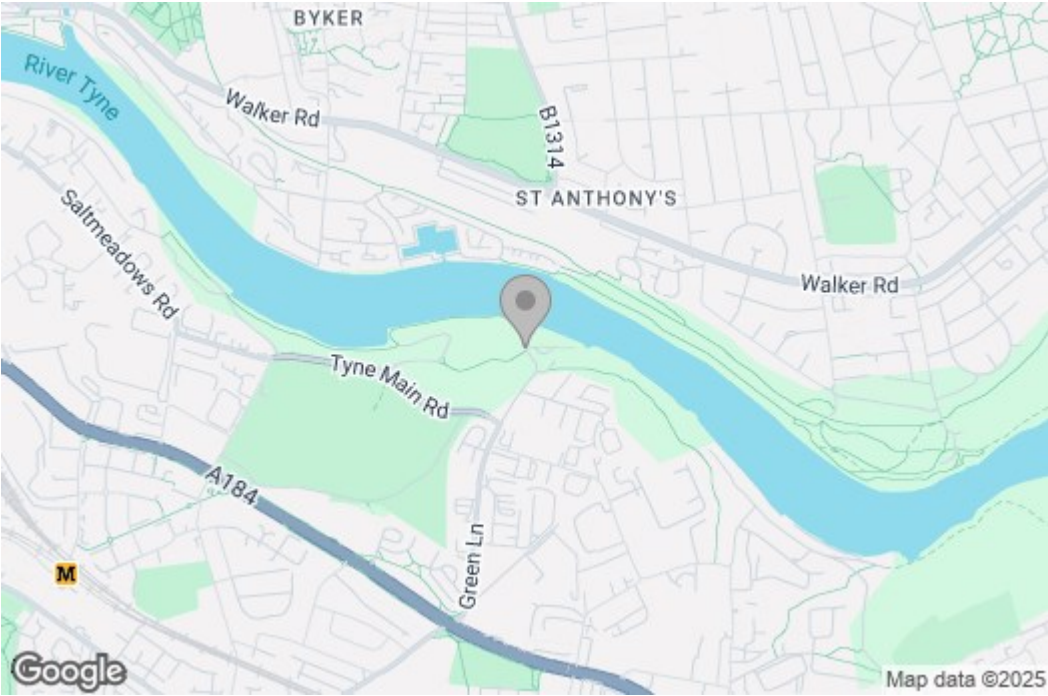
Upfront Costs:

1 Months rent upfront

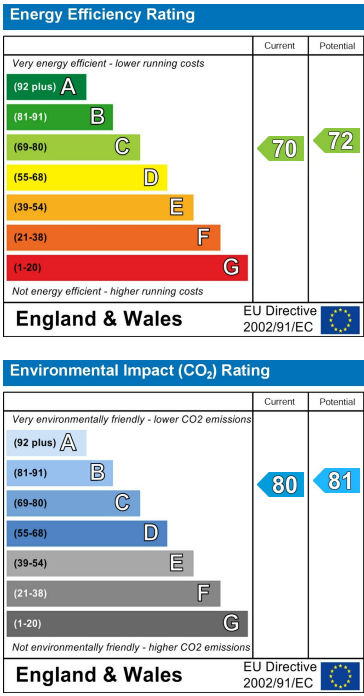
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.