



## **27 Charnwood Gardens, Sheriff Hill, NE9 5SB**

**£695 Per Calendar Month**

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this highly desirable two bedroom ground floor flat complete with a garage. The property benefits from gas central heating throughout and double glazed windows. The flat has been refurbished to a very high and tasteful standard. The accommodation briefly comprises; entrance hallway, lounge, breakfasting kitchen, bathroom/wc, two bedrooms, shared garden and a garage which is accessed via a shared driveway. This flat is located with great access for transport links into Newcastle, Gateshead and is a stones throw away from the QE Hospital. Early viewing is highly recommended to avoid disappointment.

### **Entrance hallway**

With access via a double glazed door. Internal doors leads into the lounge, kitchen, and both bedrooms.

### **Lounge**

12'7" x 11'3" (3.84 x 3.43)

With a gas central heating radiator, double glazed bay window overlooking the front aspect, brand new carpet, neutral decoration

### **Kitchen**

11'4" x 9'7" (3.45 x 2.92)

The kitchen is fitted with a stylish range of floor and wall units with working surfaces which include a sink unit with mixer tap and a built in oven, hob and extractor fan above. The kitchen has tiled splash backs and a UPVC window overlooking the side aspect. A double glazed door opens into the side. An internal door opens into the bathroom/wc.

### **Bathroom/wc**

6'8" x 5'8" (2.03 x 1.73)

With a white suite which briefly comprises; low level wc, wash hand basin and a panelled bath a shower is fitted above the bath. There is a glass shower screen and tiled walls. The bathroom has a gas central heating radiator and a UPVC window.

### **Bedroom One**

13'6" x 11'4" (4.11 x 3.45)

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

### **Bedroom Two**

10'5" x 8'9" (3.18 x 2.67)

With a gas central heating radiator and a UPVC window.

### **External**

A garage is located at the side of the home and is accessed via a shared driveway. There is also a small rear garden.

### **Garage**

With an up and over door.

### **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:**

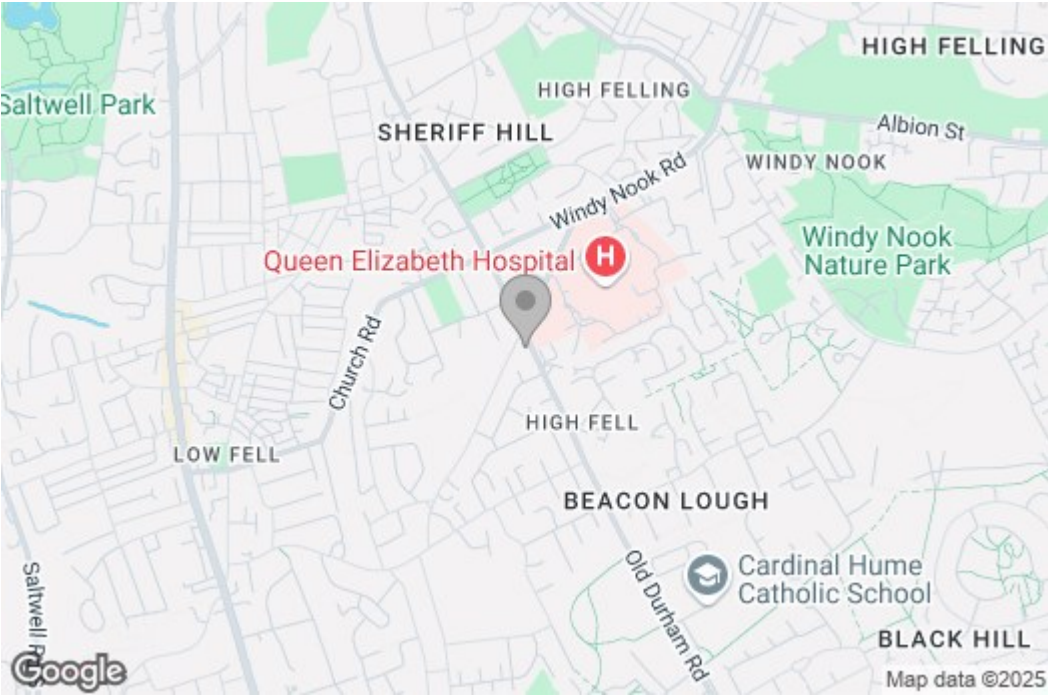
1 Months rent upfront

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

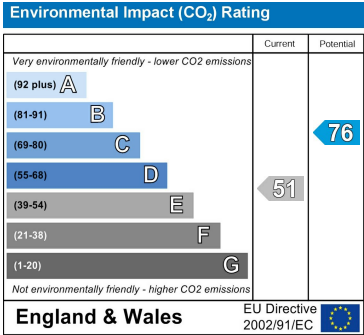
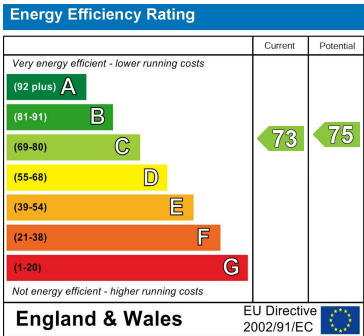


Floor Plan

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.