



## **40 Megstone, Pimlico Court, Gateshead, NE9 5HG**

**£775 Per Calendar Month**

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this fabulous two bedroom apartment which has recently been refurbished to a very high standard throughout. The location is ideal as the development lies in the heart of Low Fell which offers excellent local amenities and transport links. Briefly comprising of:-communal entrance with intercom system, a spacious lounge, kitchen, two good sized bedrooms and a bathroom. The property benefits from double glazing throughout and a ducted air system. Externally there are communal gardens and un-allocated parking bays. Early viewing is highly recommended to avoid disappointment.

### **Hallway**

With telephone entry system and access doors to all rooms.

### **Lounge**

Bright and airy lounge with large UPVC windows overlooking the rear aspect.

### **Kitchen**

Stunning kitchen fitted with a range of modern wall and base units, integrated cooker hob, extractor fan, washing machine, dryer, dishwasher, fridge/freezer and a large storage cupboard. UPVC windows look over the rear aspect.

### **Main Bedroom**

11'9" x 11'0" (3.60m x 3.37m)

Spacious main bedroom with UPVC windows overlooking the front aspect.

### **Bedroom Two**

Good sized second bedroom with UPVC window overlooking the front aspect.

### **Bathroom**

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

### **External Areas**

The development has communal gardens and unallocated 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

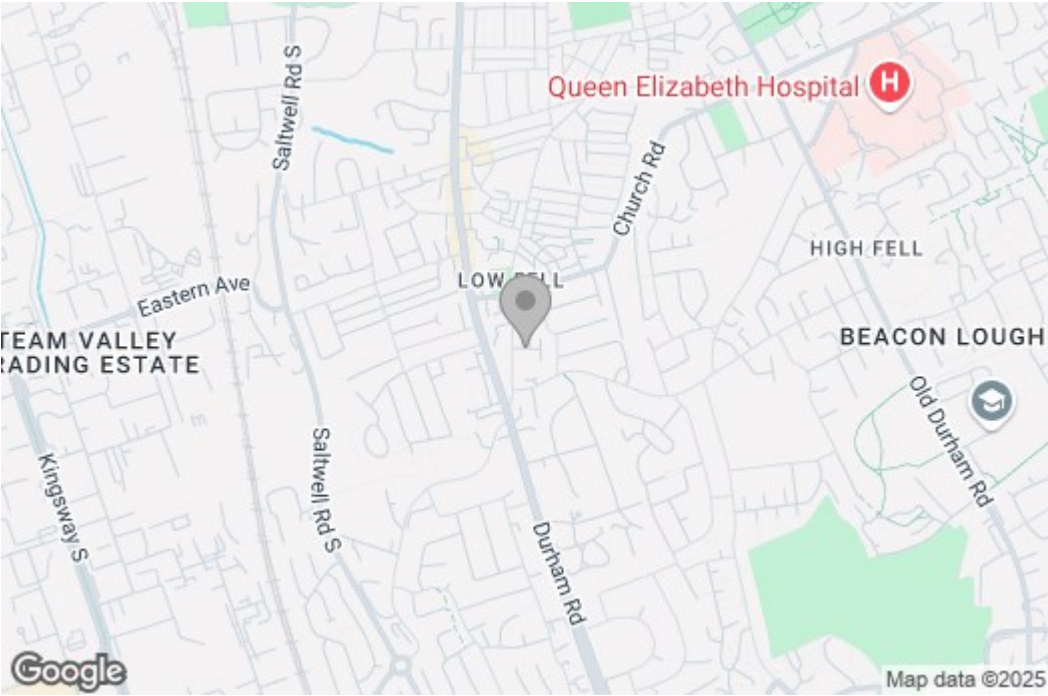
Upfront Costs:

1 Months rent upfront

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

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.

Energy Efficiency Graph

