



## Fellside Mews, Whickham, Newcastle Upon Tyne

**\*\*\*\* AVAILABLE JULY - UNFURNISHED \*\*\*\*** A beautiful two bedroom top floor apartment within a modern development. Ideally located for easy access to all major transport links, situated within close proximity to Whickham Village and all of it's amenities including excellent schools, shops, bars and restaurants. The property provides all that is needed for a modern lifestyle with benefits including: gas central heating, double glazing, secure door entry system and allocated parking bay. Accommodation briefly comprises: communal entrance, hallway, open plan lounge/kitchen, two double bedrooms and a family bathroom. Viewing

**£650 pcm**

### **Communal Entrance**

Communal entrance with secure door entry system leading to hallway and stairs to the upper floors.

### **Entrance**

Entrance door to private hallway with built in storage cupboard which houses the combination boiler.

### **Lounge**

*4.45m x 3.71m*

Double glazed window picture window, central heating radiator, television and telephone point.

### **Kitchen**

*3.10m x 1.88m*

Fitted with a range of modern wall and base units with work top surfaces, 1 1/2 stainless steel sink unit with mixer tap, stainless steel electric oven with gas hob and integrated extractor canopy, plumbing for automatic washing machine and central heating radiator.

### **Bathroom**

Comprising of white suite with panelled bath and mains shower over with screen, pedestal hand wash basin, low level w/c, tiled splash backs and central heating radiator.

### **Bedroom One**

*3.71m x 2.87m*

Two double glazed windows and a central heating radiator.

### **Bedroom Two**

*2.82m x 2.41m*

Double glazed window and a central heating radiator.

### **Externally**

There is a communal area and an allocated parking bay.

### **Credit & Reference Checks**

.Please note that Suzanne Graham Estate Agents have an obligation to all of our landlords to credit and reference check each adult hoping to live in one of our rental properties.

The first criteria of the credit check refers to Annual Income and requires that the Tenant(s) (jointly) earn in excess of 31 times the rent.

Should this not be the case we are obligated to ask for a UK Guarantor whom would meet this criteria OR Six Months Rent In Advance.

### **Holding Deposit**

If you wish to let one of our rental properties we will require a holding deposit equivalent to one weeks rent.

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The holding deposit is NON REFUNDABLE .

### **Initial Monies**

On the day you sign the lease to start the tenancy agreement we require the following initial monies:

First months rent

+

Damage Deposit (1 Months Rent)

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The holding deposit paid to secure the property is deducted from the above amount.

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.



