



Fellside Road, Whickham, Newcastle Upon Tyne

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

£650 pcm

COMMUNAL ENTRANCE

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

ENTRANCE DOOR

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

LOUNGE

4.45m x 3.71m

Double glazed 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 each adult living in the property to earn in excess of 31 times the rent.

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

HOLDING DEPOSIT

If you wish to let one of our rental properties we will require a £100 holding deposit to secure the property for one week. This is to give potential tenants one week to fill in an application form. (One form per adult who will be living in the property).

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The £100 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)

Administration Fee ($\frac{1}{2}$ a Months Rent + VAT)

The £100 paid to secure the property is deducted from the above amount.

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