


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Williams Park, Tyne and Wear NE12 8BL

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£825 Per Calendar Month

Signature North East are please to welcome to the rental market, this two-bedroom first floor flat. Nestled in the sought-after community of Williams Park, Benton, this property boasts not only a prime location but also excellent transport links for commuters and a wealth of local amenities at your fingertips.

The generously sized bedrooms provide ample space for your preferred furniture arrangements and storage solutions. The main bedroom comes with the added convenience of an en-suite shower room, enhancing your daily comfort. Additionally, a well-appointed family four-piece bathroom ensures practicality for all residents. The living room is bathed in natural light, thanks to large windows and a Juliet balcony, creating an inviting and open space ideal for relaxation. The kitchen is not only functional but offers ample storage with the added convenience of included white goods: fridge/freezer, cooker, hob, washing machine, and dryer. This property has recently been refurbished with new carpets throughout.

Available May 2025
Tenancy Term: 12 months +
Council Tax Band: B
£825 PCM

TENANCY APPLICATION FEES:

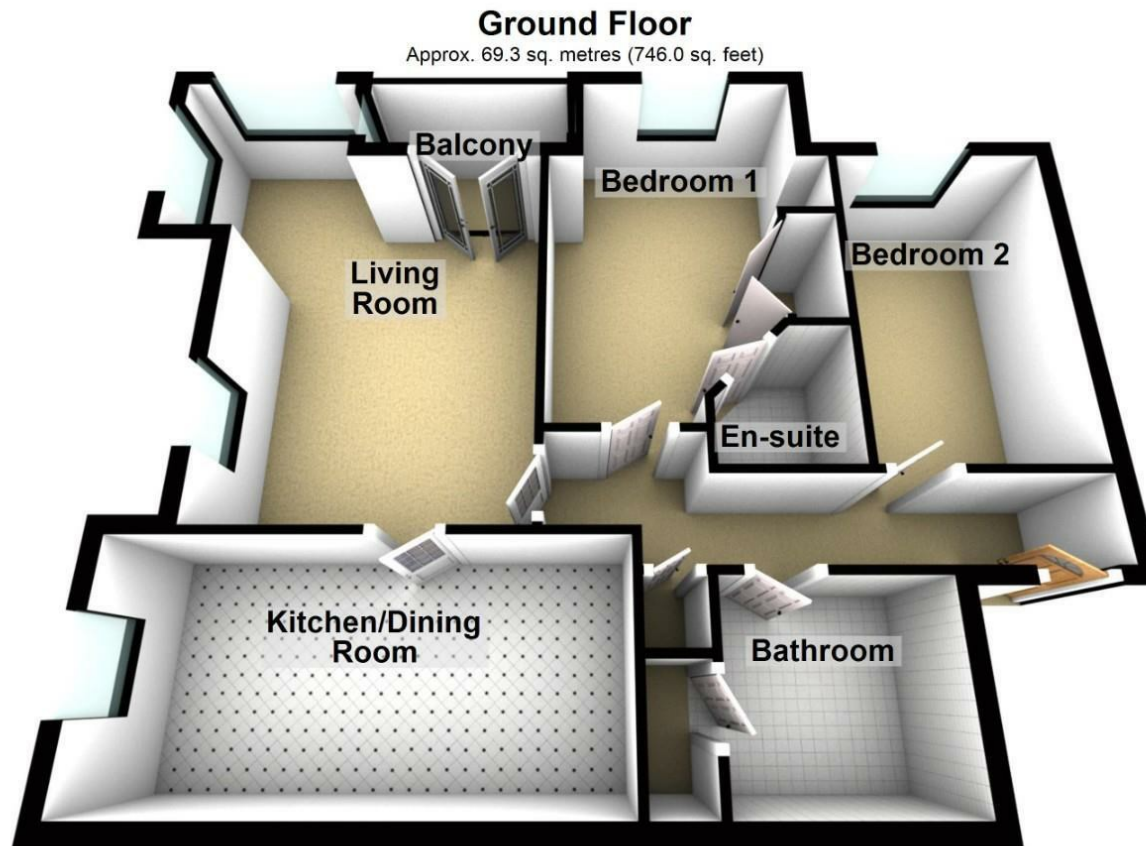
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment. The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 69.3 sq. metres (746.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
18'1" x 14'2"

Kitchen / Dining Room
16'10" x 8'3"

Bedroom One
14'7" x 10'9"

En Suite
5'1" x 4'11"

Bedroom Two
12'6" x 7'8"

Bathroom
7'5" x 6'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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