



## 12 Cameronian Square Worsdell Drive, Gateshead, NE8 2DB

£850 Per Calendar Month

\*\*\* AVAILABLE FROM THE 12TH JUNE 2026 \*\*\* on an unfurnished basis is this one bedroom flat nestled in the heart of Gateshead on Worsdell Drive which ideally located for access into Gateshead and Newcastle City Centre and offers a perfect blend of comfort and convenience. Ideal for those seeking a modern living space, this property features one spacious reception room, a well-appointed bedroom, and a contemporary shower room. Upon entering, you are greeted by a secure communal entrance, which provides both lift and stair access to all floors, ensuring ease of movement. The apartment's hallway leads you into a bright and airy living room, complete with a charming Juliet balcony that invites natural light and fresh air into the space. The open-plan design seamlessly connects the living area to the kitchen, which is equipped with integrated appliances, making it a practical choice for everyday living. In addition to its appealing interior, this flat boasts allocated parking, as well as visitors' parking, ensuring that both residents and guests have convenient access. The communal gardens provide a lovely outdoor space for relaxation and socialising, enhancing the overall living experience. Early viewings are highly recommended.

### **Secure Communal Entrance**

With lift access to all floors.

### **Hallway**

With telephone entry handset, access doors leading to all rooms and a storage cupboard.

### **Lounge**

Spacious lounge with patio door and Juliet balcony overlooking the front aspect.

### **Kitchen**

Fitted with a range of wall and base units, integrated oven, hob and fridge freezer.

### **Bedroom**

Bright and airy bedroom with a UPVC window overlooking the front aspect.

### **Shower Room**

Fitted with a low level WC, wash hand basin set into a vanity unit and separate shower cubicle.

### **External Areas**

Communal gardens with allocated and visitors 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

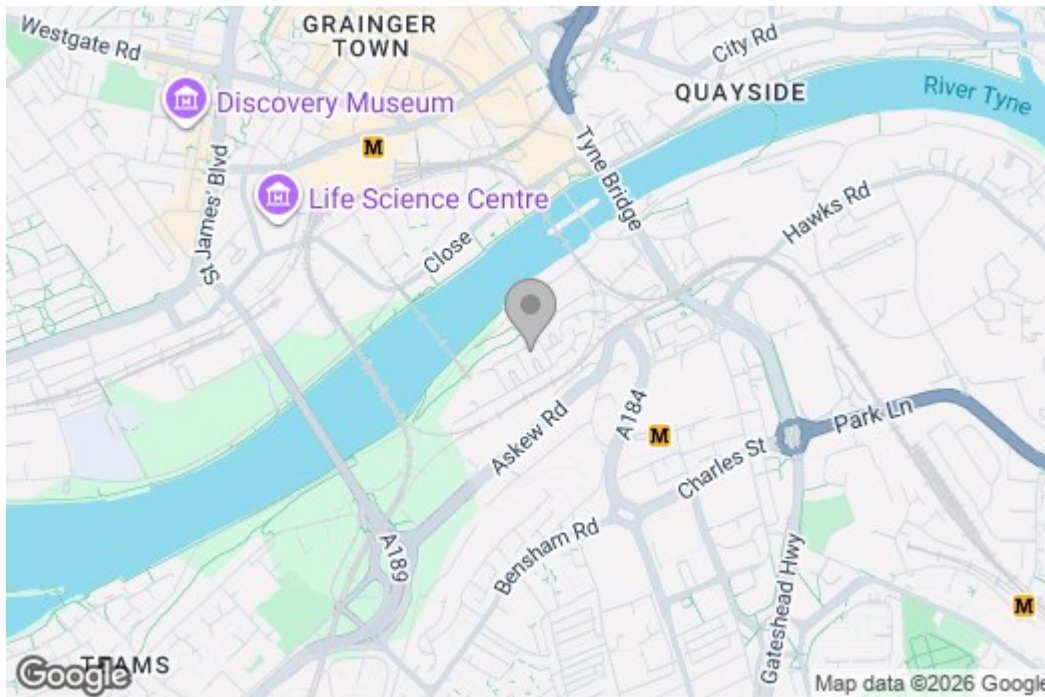
#### **Upfront Costs:**

1 Months rent to be taken after signing the Tenancy Agreement

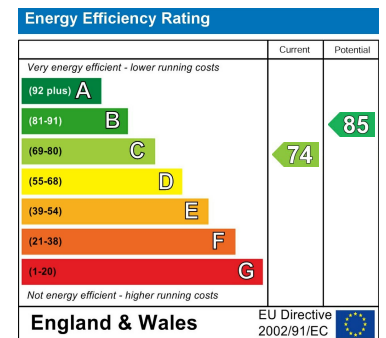
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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.