



The Armstrong, The Staithes, Gateshead

****** AVAILABLE Mid-June - FURNISHED ****** We bring to the market this 5th floor apartment on the new 'The Staithes' development in Dunston. The apartment benefits from secure telephone entry and excellent river views. The accommodation comprises of communal entrance and hallway, lift to all floors, entrance doorway, hall, open plan lounge/kitchen, two bedrooms, main with en-suite facilities and balcony with river views, bathroom. Externally there is an allocated parking bay.

£925 pcm

Communal Entrance

Entrance door leading to communal hallway, lift to all floors.

Entrance door

Leading to hallway, cupboard, double glazed window, electric heater, phone entry system.

Open plan lounge/kitchen

12'5" x 23'5"

Double glazed picture window over looking river, fitted kitchen units and work top surfaces , integrated washer/dryer, electric oven and hob with extractor canopy, stainless steel sink unit with mixer taps, fridge freezer, microwave, spotlighting to ceiling.

Bedroom One

Double glazed 'French' doors to balcony, double wardrobe to wall, double bed and bedside cabinets

En Suite

Pedestal wash hand basin, corner shower cubicle with mains shower, heated towel rail.

Bathroom

White suite comprising of panelled bath with mains shower over and screen, pedestal wash hand basin, low level wc, ceramic wall tiles

Bedroom Two

15'4" x 8'1"

Double glazed window, single divan bed

External

Allocated parking bay.

CREDIT AND 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 .

DEPOSIT

All deposits will be held by DPS (Deposit Protection Scheme).

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)

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

A NOTE FROM SUZANNE

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.

