



Fairfield Place, Winlaton, Tyne And Wear, NE21 5QF

*****AVAILABLE NOW***** A great two bedroom upper floor apartment in Blaydon. Briefly comprising of communal entrance with secure entry system, entrance hall, spacious open plan lounge/kitchen living space, two bedrooms (the master having its own en-suite shower room) and a main bathroom.

Externally there is an allocated parking space as well as visitor parking. This property must be viewed to appreciate the standard of the accommodation on offer available on an unfurnished basis. EPC rating C.



*****AVAILABLE NOW*****

First Floor Apartment

Two Bedrooms

Allocated Parking Space

Holding Deposit £150

EPC Rating C

Monthly Rental Of £650

Living Space 22' 9" x 11' 11" (6.93m x 3.62m) Max
Open plan living space with options for lounge, dining and kitchen areas.

Bedroom 1 14' 7" x 8' 11" (4.44m x 2.73m)
Benefits from its own en-suite bathroom.

En-Suite 6' 11" x 6' 4" (2.11m x 1.94m)
White suite en-suite shower, W/C and wash basin.

Bedroom 2 8' 1" x 6' 4" (2.47m x 1.93m)
Overlooks the entryway and allocated car park.

Bathroom 8' 6" x 7' 2" (2.58m x 2.18m)
Spacious white suite bath, w/c and wash basin.

Externally

Externally the property overlooks local shops and surrounding streets to the front. With code protected communal entryway and resident allocated car park to the rear. Only a short walk from Winlaton Village and transport links.

Holding Deposit

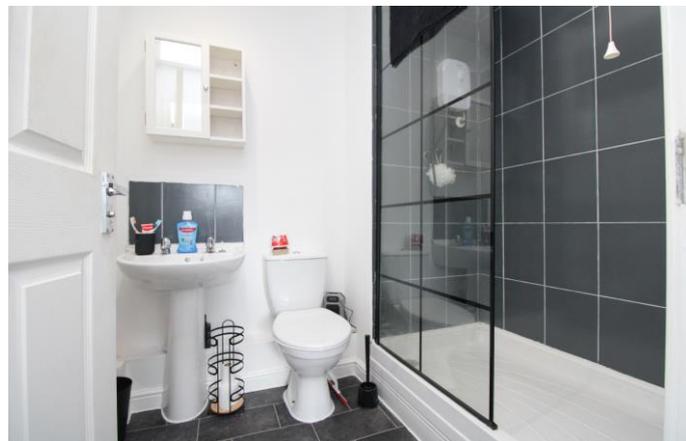
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

Additional Information

Council tax band A. EPC Rating C. Minimum tenancy length 6 months. Security deposit equivalent to 1 months rent. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

EPC Graph (full EPC available on request)

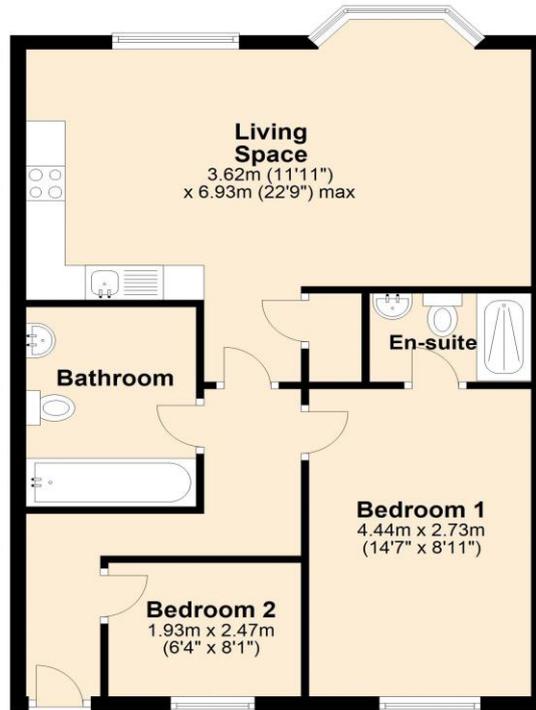
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Redress
Scheme

rightmove

onTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

