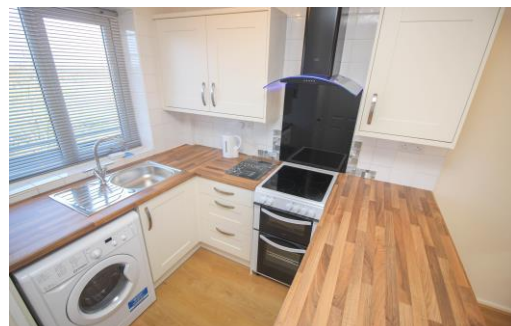




Hanover Drive, Winlaton, Tyne And Wear, NE21 6BB

*****AVAILABLE NOW***** A well presented one bedroom upper floor flat situated on the popular Hanover Estate in Winlaton. The property comprises of open plan lounge/kitchen, double bedroom and bathroom W/C. The property benefits from a balcony accessed from sliding doors off the lounge. An early viewing essential to avoid disappointment. Available immediately on an unfurnished basis. EPC Rating C.



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

Upper Floor Flat

One Bedroom

Holding Deposit £105

Close To Winlaton Village

Awaiting EPC Rating

£480 per month

Lounge/Kitchen 17' 10" x 9' 4" (5.43m x 2.85m) Max
Open plan lounge/kitchen. Kitchen area fitted with a range of wall and base units, free standing cooker. Balcony accessed via sliding door from lounge. Built in storage cupboard.

Bedroom 11' 7" x 7' 5" (3.54m x 2.26m)

Bathroom 5' 5" x 5' 10" (1.65m x 1.79m) Max
Bath with shower over, wash basin and W/C.

Externally
The flat is accessed via an external staircase and is set within communal grounds. Parking available on street. Playing fields, local shops and transport links are all within easy access.

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

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.

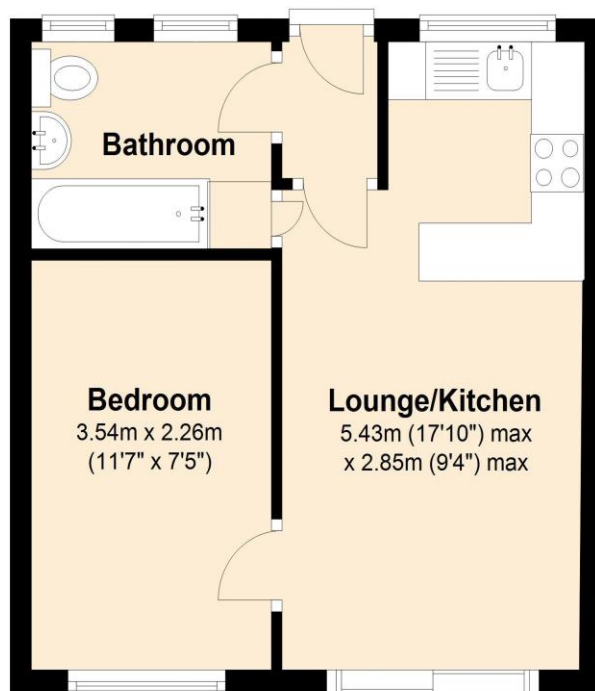


EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor



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

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