



34 Windsor Avenue, Gateshead, NE8 4NG

£600 Per Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this two bedroom, ground floor flat situated on Windsor Avenue within this popular area of Gateshead, just a stones throw from Saltwell Park. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. Briefly comprising entrance hallway, lounge, kitchen, two bedrooms and a family bathroom. Externally there is ample on-street parking and a private rear yard which can also provide parking for one car. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With access doors leading to the lounge, both bedrooms and a large storage cupboard.

Lounge

With a living flame effect electric fire, UPVc window overlooking the rear aspect and a gas central heating radiator.

Kitchen

Fitted with a range of wall and base units with an integrated oven, hob and extractor fan. There is access to the bathroom and a UPVC window/door leading to the private rear yard.

Bathroom

Fitted with a low level WC, wash hand basin and bath with shower over.

Main Bedroom

Spacious main bedroom with UPVC windows overlooking the front aspect and a gas central heating radiator.

Bedroom Two

Good sized second bedroom with a UPVc window overlooking the rear aspect and a gas central heating radiator.

External Areas

Large private rear yard with space to house one car.

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

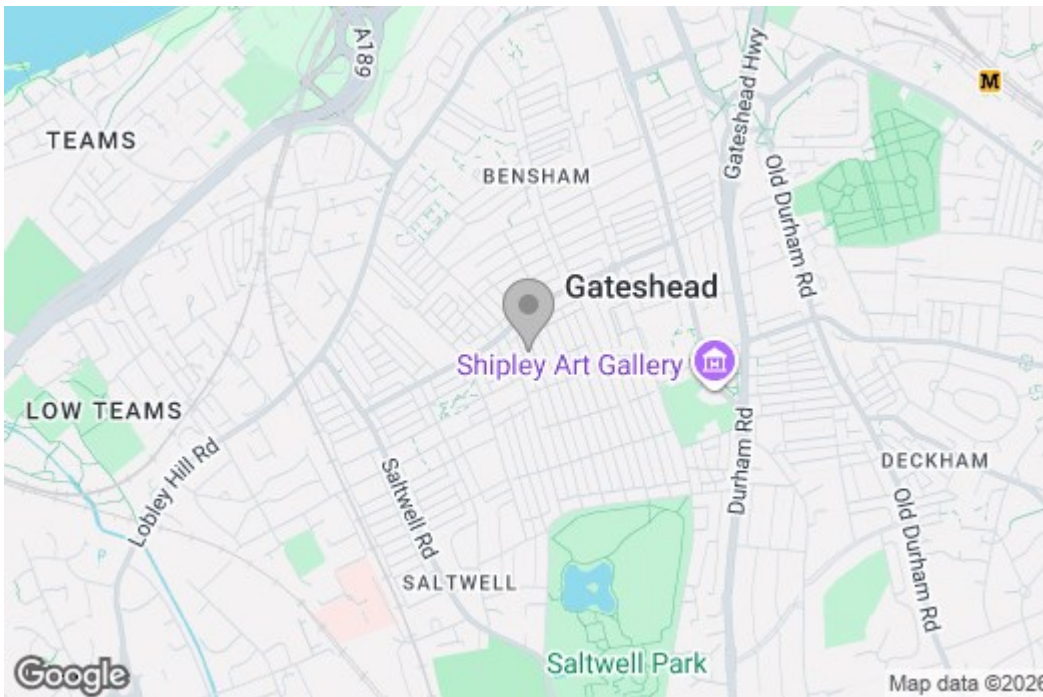
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

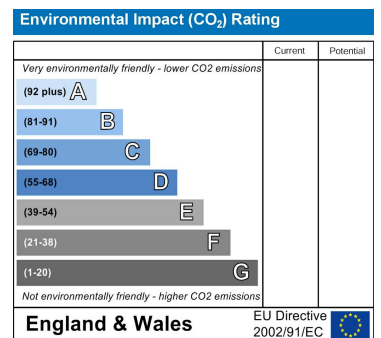
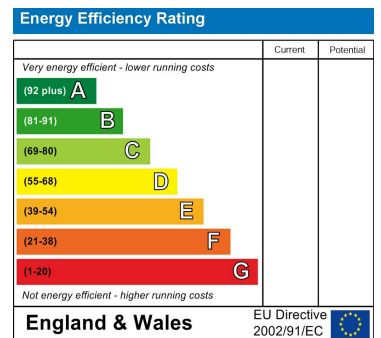
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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.