



## **Lecondale Court, Leam Lane**

**A two bedroom second floor flat situated in the popular residential location of Leam Lane, Gateshead. The property is well presented and has been recently redecorated throughout. Internally the accommodation briefly comprises; entrance hall, lounge, kitchen, two bedrooms and a bathroom/WC. Internal viewing recommended to fully appreciate.**

**£595 pcm**

## THE PROPERTY

A two bedroom second floor flat situated in the popular residential location of Leam Lane, Gateshead. The property is well presented and has been recently redecorated throughout. Internally the accommodation briefly comprises; entrance hall, lounge, kitchen, two bedrooms and a bathroom/WC. Internal viewing recommended to fully appreciate.

## 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 .

## 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.

## DEPOSIT

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

---

### 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.

### LOUNGE



### MAIN BEDROOM



**SECOND BEDROOM**



**BATHROOM**



