GORDON
BROWN
SALES & LETTING

10 Shipley Court, Gateshead, NE8 4EZ

£795 Per Calendar Month

*** AVAILABLE FROM THE 1ST DECEMBER 2026 *** is this well presented two bedroom second floor flat located in the ever popular Shipley Court. The accommodation briefly comprises of a secure communal entrance with access to all floors and intercom service, entrance hallway with access to all rooms, lounge/diner room with built in window seat, two bedrooms with the master having the added benefit of built in wardrobes, modern kitchen with a range of wall and base units, integrated oven, hob, washing machine and fridge freezer. There is a large shower room with a three piece suite. The property benefits from double glazing and electric heating throughout. Externally, the apartment comes with a driveway providing off street parking. Early viewing is highly recommended to avoid disappointment.

Communal Entrance
With stairs to all floors, access via a secure intercom system.

Entrance Hallway
Two handy storage cupboards, wall mounted heater and access to all rooms.

Lounge/Dining Room
Large lounge/diner with a built in window seat, double glazed window overlooking the rear elevation and wall mounted heater.

Kitchen
Modern kitchen with a range of wall and base units, integrated oven and ceramic hob, washing machine and free standing fridge freezer. Double glazed window overlooking the front elevation and wall mounted heater.

Master Bedroom
Spacious master bedroom with the added benefit of built in wardrobes and dressing table. Double glazed window to the side and wall mounted heater.

Bedroom Two
Double glazed window to the front elevation and wall mounted heater.

Shower Room
Modern three piece suite comprising corner shower enclosure, sink with vanity unit and low level WC.

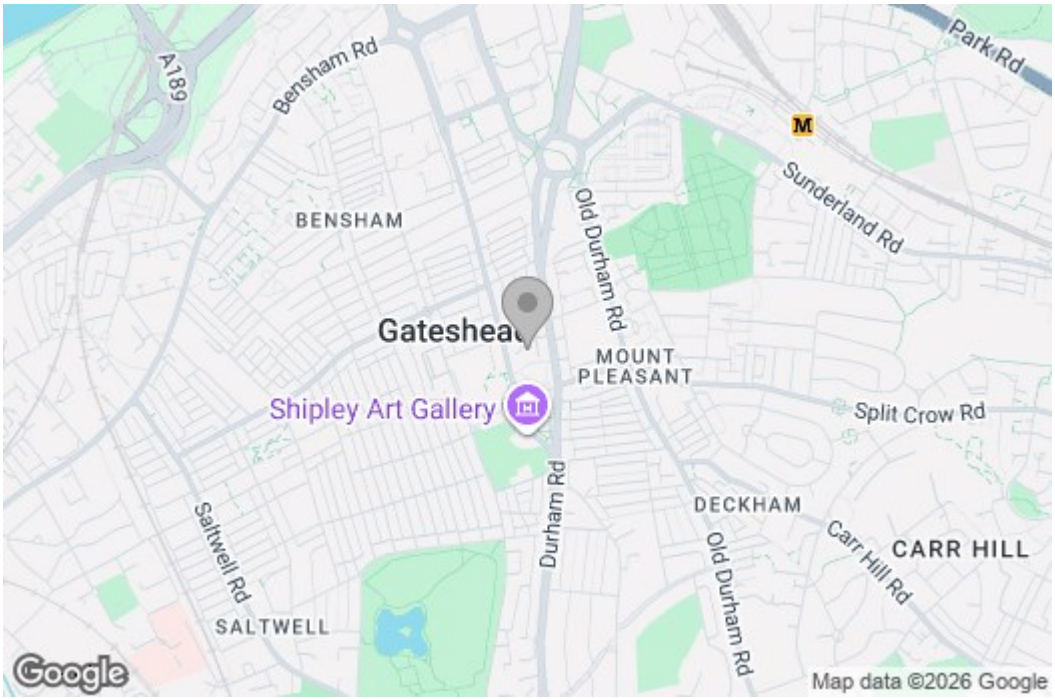
External
Externally the home comes with a driveway.

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

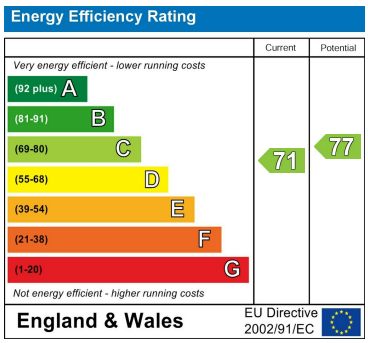
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

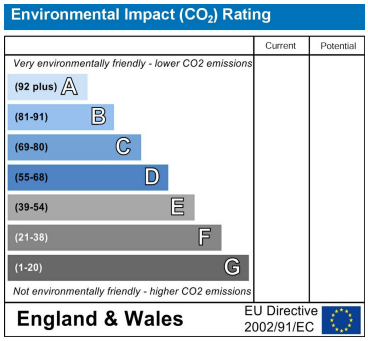
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk