



22 Park View Avenue, Gateshead, NE9 5EN

£850 Per Calendar Month

***** AVAILABLE FROM THE 31ST JULY 2026 ***** on a part furnished basis is this stunning one bedroom apartment located on the ever popular Park view Avenue. The apartment is located on the first floor and benefits from Double Glazed and Gas central heating. Accommodation briefly comprises-: Communal entrance with stairs to the first floor, apartment hallway, dual aspect lounge that opens onto a modern kitchen with breakfast bar, built in oven and hob with extractor fitted above, integral fridge freezer and free standing washing machine and dishwasher.

Dual aspect double bedroom with fitted wardrobes and bathroom with modern three piece suite with shower installed over the bath. The apartment also comes with an allocated parking space to the rear. Early viewing is highly recommended to avoid disappointment.

Lounge

Lounge with double glazed windows overlooking the rear and the side elevations, gas central heating radiator, open plan with kitchen

Breakfasting Kitchen

Fitted with a modern range of floor and wall units. Built in appliances include oven with ceramic hob and extractor fitted above, fridge freezer and free standing washing machine and dishwasher. Breakfast bar. Double glazed window overlooking the rear elevation.

Master Bedroom

Corner aspect room with double glazed windows overlooking the front and side elevations. Fitted wardrobes. Radiator.

Bathroom

Fitted with a modern three piece suite with panel bath with shower installed above, pedestal wash hand basin and low level w.c. Heated towel rail. Part tiled walls. Double glazed window.

External

Allocated parking space can be found at the rear.

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

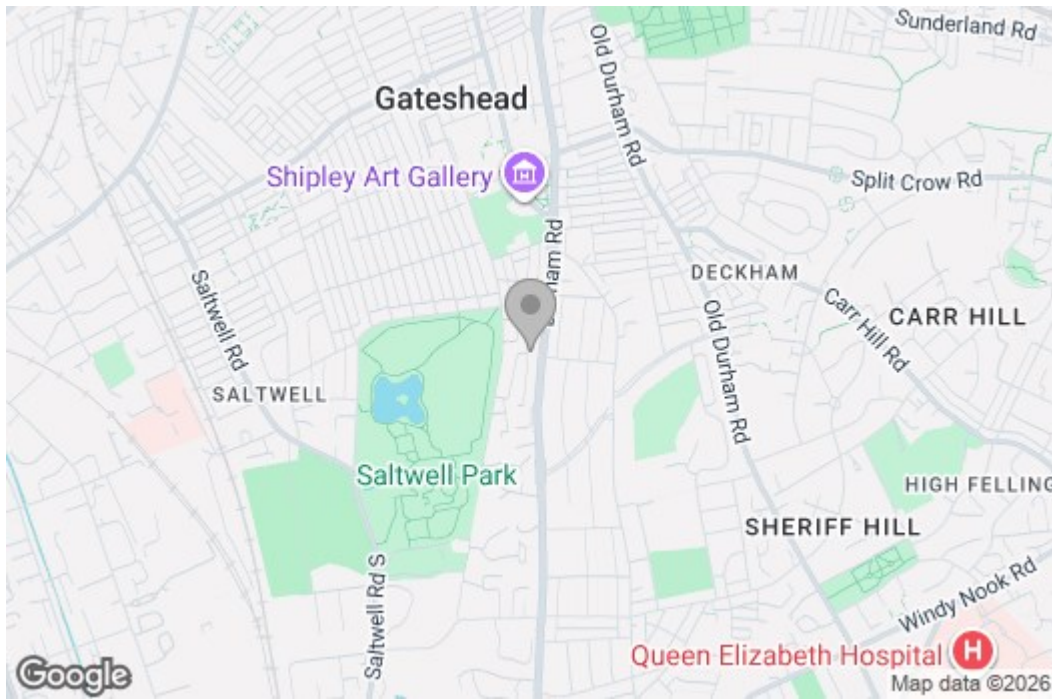
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

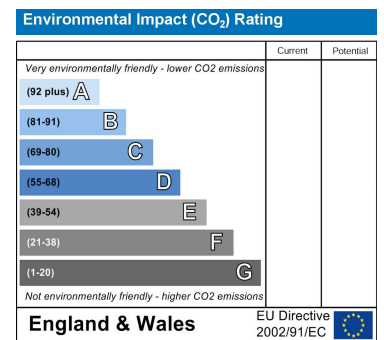
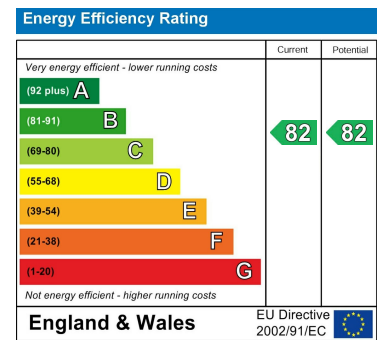
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

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.