



Olive Gardens, Low Fell, Gateshead, Tyne And Wear, NE9 5UN

*****AVAILABLE NOW***** Well presented two bedroom first floor flat in the popular Low Fell area of Gateshead. The property comprises of entrance hall, lounge/diner, kitchen, shower room and two bedrooms. Externally this lovely flat benefits from off street parking with electric car charger, as well as a private rear garden. Available immediately on a part furnished basis. Viewing essential! EPC rating C.



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

Part Furnished

Upper Floor Flat

Holding Deposit £195

Two Bedrooms

EPC Rating C

£850 per month

Lounge 14' 4" x 12' 6" (4.38m x 3.81m) max
Feature fireplace. Corner sofa included.

Kitchen 11' 5" x 8' 10" (3.48m x 2.70m) max
Fitted with a modern range of wall and base units, integrated white goods including fridge/freezer, oven/hob and dishwasher. Freestanding washing machine in utility area also included.

Bedroom 1 12' 7" x 12' 1" (3.83m x 3.69m)
Built in cupboard.

Bedroom 2 11' 8" x 9' 3" (3.56m x 2.83m) max

Shower Room 8' 2" x 5' 7" (2.50m x 1.70m)
Shower cubicle, wash basin, W/C.

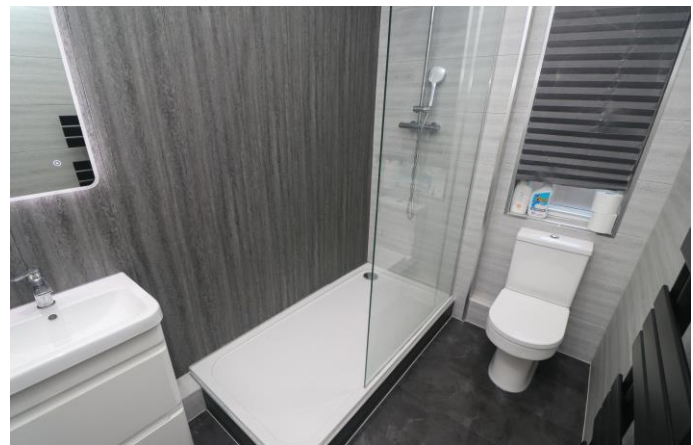
Externally
Driveway to front with further parking available on street. Electric car charger. Private garden to rear with lawn and patio areas.

Additional information
Council tax band A. EPC Rating C. 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)

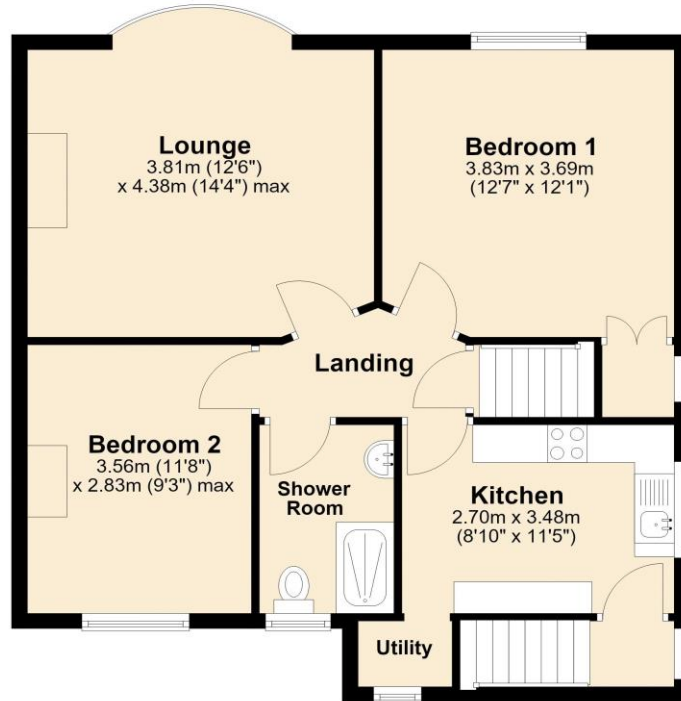
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

First Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



Total area: approx. 66.0 sq. metres (710.7 sq. feet)

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

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