GORDON BROWN
SALES & LETTING









## 9 Robson Street, Gateshead, NE9 5UY

£795 Per Calendar Month

*** AVAILABLE FROM THE 12TH MARCH 2025 *** on an unfurnished basis is this fantastic two bedroom upper flat which is spread over two floors. Being situated on the ever popular Robson Street, the property is nestled within the desirable area of Low Fell and is easily accessible for local amenities and transport links. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. Briefly comprising of: entrance hallway, lounge, kitchen/utility area and one bedroom to the first floor. To the second floor will find the main bedroom and bathroom with a separate shower cubicle. There is a shared yard to the rear and ample off-street parking. Viewings are highly recommended to avoid disappointment.

## Entrance Hallway
With stairs leading to the first floor.

## Lounge
Spacious lounge with electric living flame feature fire, storage cupboard, UPVC window overlooking the rear aspect and gas central heating radiator.

## Kitchen
Fitted with a range of wall and base units, integrated oven, hob and extractor fan , free standing washing machine which can be either removed or gifted to the potential tenants, UPVC window overlooking the rear aspect and access door the rear yard.

## Utility Area
Fitted with matching wall and base units to that of the kitchen, integrated fridge and freezer and UPVC window overlooking the rear aspect.

## Bedroom Two
Bright and airy bedroom with a recess for a wardrobe, UPVC window overlooking the front aspect and a gas central heating radiator.

## First Floor Landing

## Second Floor Landing Area
With access doors leading the main bedroom and bathroom.

## Main Bedroom
Fantastically spacious bedrooms with the benefit of built in wardrobe space, dual aspect Velux windows and a gas central heating radiator.

## Family Bathroom
Fitted with a low level WC, wash hand basin, bath and separate shower cubicle.

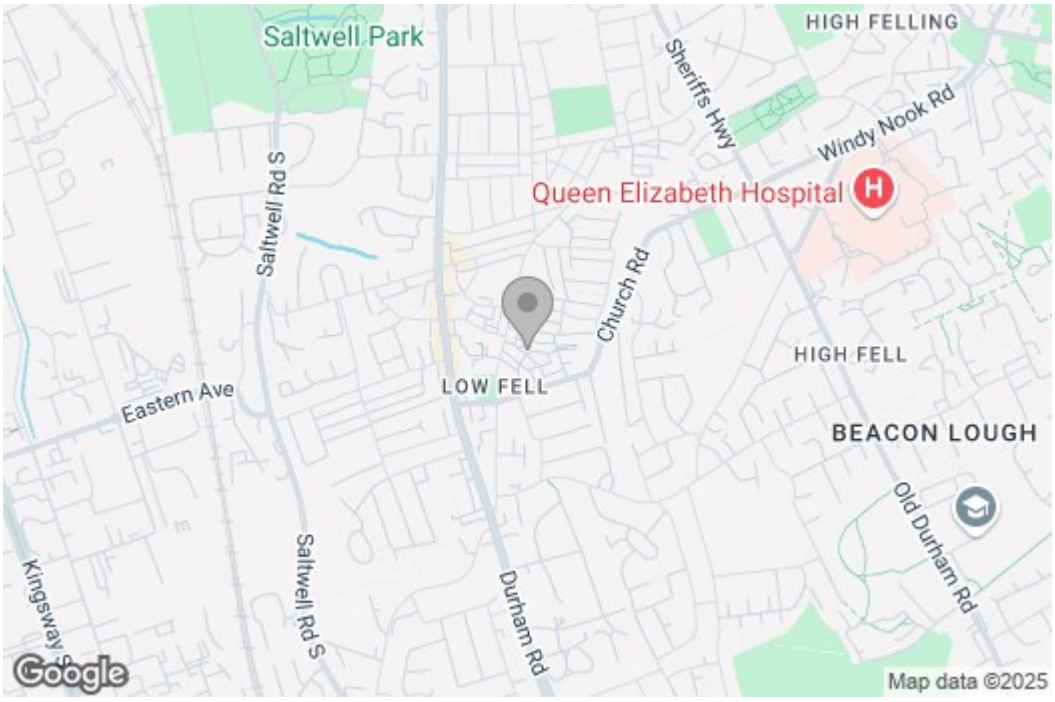
## External Areas
To rear there is a shared rear yard and ample on-street parking to the front.

## 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

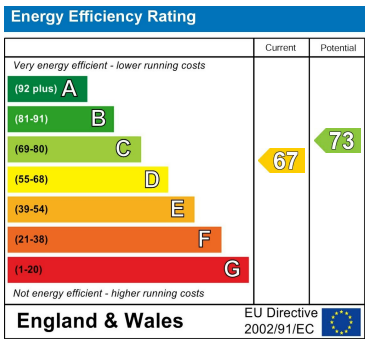
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

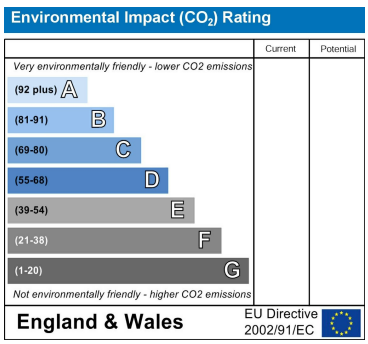
## Floor Plan

## 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.

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