GORDON BROWN
SALES & LETTING









## 146 Kells Lane, Gateshead, NE9 5HY

£795 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this stunningly presented, one bedroom ground floor flat which has been fully refurbished to the highest of standards. Being situated on the ever popular Kells Lane in Low Fell, the location is convenient for access to local amenities on Low Fell High Street, with easy access to the Gateshead QE Hospital and Newcastle City Centre. Briefly comprising of; entrance hallway, bedroom, lounge, kitchen and bathroom with a separate shower cubicle. The flat is warmed via gas central heating and has the benefit of UPVC windows and doors throughout. Externally there is a low maintenance front garden, small rear yard and ample on street parking. Early viewing is highly recommended to avoid disappointment.

## Entrance Hallway
Modern wood panelled hallway with access to the bedroom and lounge, fitted with a gas central heating radiator.

## Lounge
Bright and airy lounge with a UPVC window overlooking the rear aspect, a gas central heating radiator and large storage cupboard.

## Kitchen
Fitted with a range of modern wall and base units, integrated oven, hob and extractor fan and access doors to the bathroom and rear yard.

## Bathroom
Large bathroom with a low level WC, wash hand basin and separate shower cubicle with two shower attachments.

## Bedroom
Neutrally decorated with UPVC window overlooking the front aspect and a gas central heating radiator.

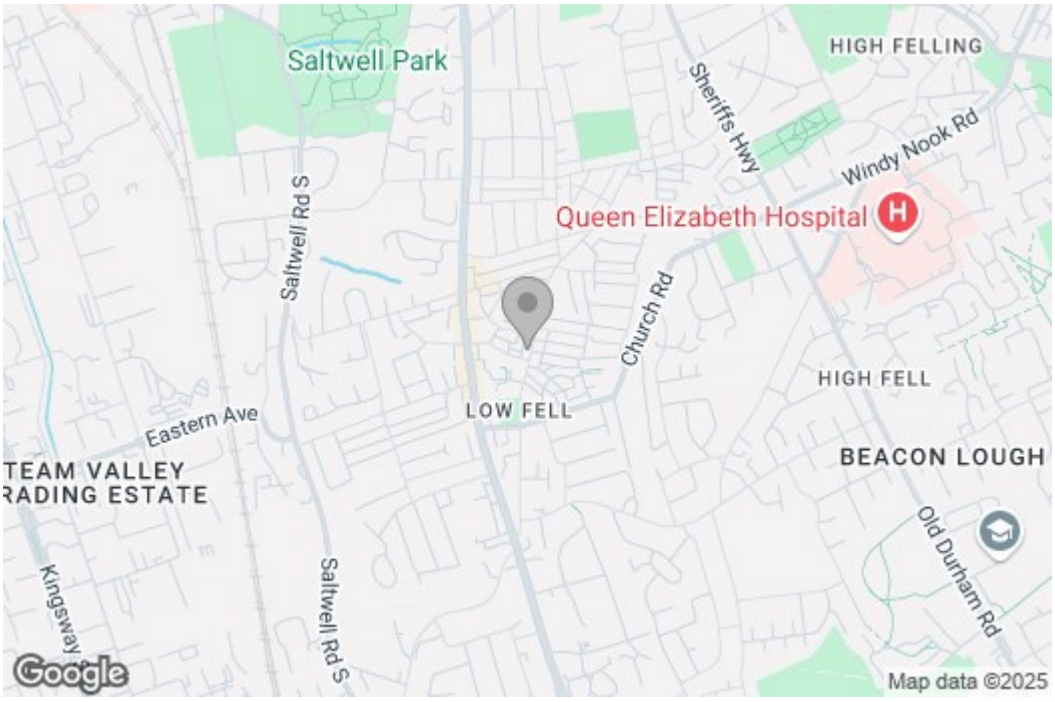
## Rear Yard
Yard to the rear.

## 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

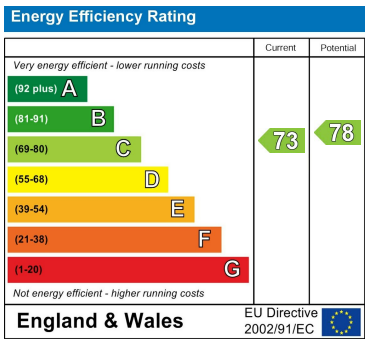
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

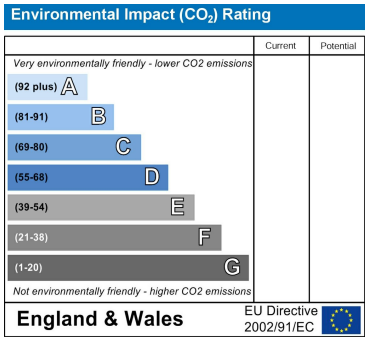
## Floor Plan

## 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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