



12 Kingfisher Court, Dunston, NE11 9FB

£725 Per Month

****AVAILABLE NOW**** Fantastic apartment situated in Kingfisher Court within this excellent riverside location, half a mile from the A1, 2 miles from Newcastle city centre and 1 mile from the Metrocentre. The accommodation comprises living room/dining room with a lovely southerly facing balcony, kitchen with an integrated oven, master bedroom with an en-suite, one further double bedroom, bathroom, secure underground car park. Water is included within the rent. Viewings are highly recommended to appreciate this great apartment.

Entrance hallway

With an electric storage heater, coving is fitted to the ceiling, storage cupboard and internal doors provide access into the lounge, both double bedrooms and bathroom/wc.

Lounge/dining room

17'5" x 12'3" (5.31m x 3.74m)



With coving fitted to the ceiling, two electric storage heaters, laminate wood flooring, a set of double glazed French doors open onto a Juliette balcony and an additional double glazed door opens into a formal balcony. An archway leads through into the kitchen.

Kitchen

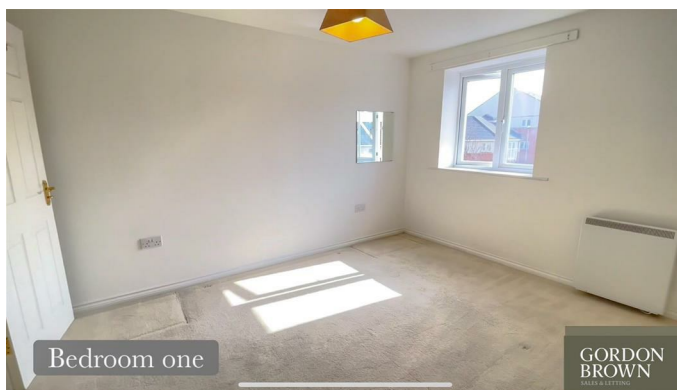
12'3" x 5'10" (3.75m x 1.78m)



The kitchen is fitted with a lovely range of white high gloss floor and wall units with working surfaces, including a sink unit fitted with a mixer tap, tiled splash backs and a recess is provided for a fridge freezer. Integrated appliances include an electric hob with oven below and extractor fan above and a recess is provided for a washing machine.

Bedroom one

12'4" x 9'10" (3.76m x 3.01m)



With an electric storage heater and a double glazed window which overlooks the front aspect. An internal door opens through into an en-suite.

En-suite

7'10" x 4'4" (2.40m x 1.33m)



Comprises of a three-piece suite with a low level wc, wash hand basin with mixer tap, double sized walk-in shower unit with tiled splash backs and shower fitted inset, extractor fan.

Bedroom two

9'10" x 8'9" (3.01m x 2.67m)



With an electric storage heater and a double glazed window which overlooks the front aspect.

Bathroom

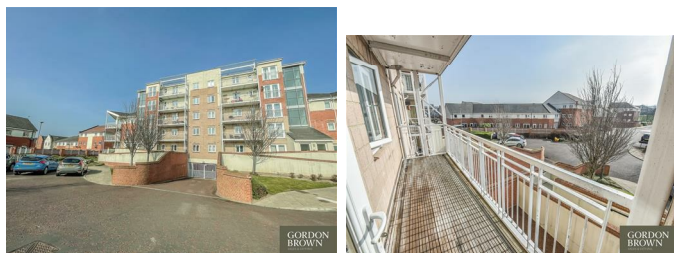
8'3" x 6'2" (2.54m x 1.90m)



Comprises of a white three-piece suite, a low level wc, wash hand basin, panelled bath with mixer tap and

shower fitted above, tiled splash backs and extractor fan.

External



With access from the dining area there is access onto a balcony area which has a pleasant outlook and will be ideal in the summer months.

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

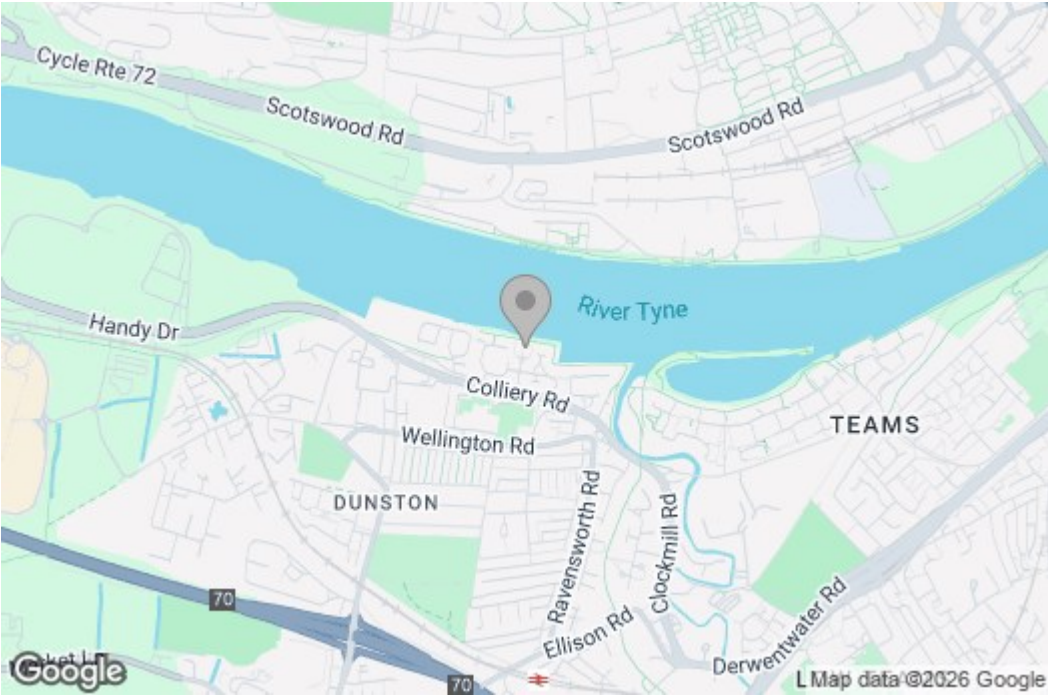
Upfront Costs:

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



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.

Energy Efficiency Graph

