GORDON BROWN
SALES & LETTING









18 St. Thomas Street, Gateshead, NE9 5XA

£775 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is this immaculately presented, beautifully refurbished, two bedroom, ground floor flat located in the highly desirable area of Low Fell which has undergone comprehensive renovation/redecoration. As you enter the flat, you are greeted by an entrance hallway with access doors to the main bedroom and lounge and a handy storage cupboard. The main bedroom is bright and airy, featuring a UPVC window to the front, allowing natural light to fill the room. The lounge boasts a UPVC window overlooking the rear aspect, creating a pleasant and inviting atmosphere. The brand new, modern fitted kitchen is a standout feature of this property. Equipped with integrated oven, hob, and extractor fan, it offers functionality and style. There is also a recess for a fridge and a washing machine. A UPVC door leads to the private rear yard. The shower room is elegantly designed, featuring a large shower enclosure with a rainfall attachment, wash hand basin inset into a vanity unit and a heated towel rail. For added convenience, there is a separate WC with a low-level WC and another heated towel rail. Externally, the property benefits from a private south-facing rear yard, which is perfect for those Summer evenings and ample on-street parking. The property also benefits from UPVC windows/doors and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway
With access doors leading to the main bedroom, lounge and a handy storage cupboard.

Lounge
Neutrally decorated lounge with UPVC window overlooking the rear aspect, access door to the second bedroom and gas central heating radiator.

Kitchen
Fantastic newly fitted kitchen with integrated oven, hob and extractor hood. There is a recessed space for both the fridge and washing machine. A UPVC door gives access to the rear yard and also a UPVC window overlooking the rear aspect.

Main Bedroom
Bright and airy main bedroom with UPVC windows overlooking the front aspect and gas central heating radiator.

Bedroom Two
Good sized second bedroom with UPVC window overlooking the rear aspect and gas central heating radiator.

Shower Room
Tasteful and spacious walk in shower with rainfall attachment, wash hand basin which is set into a vanity unit and wall mounted towel rail.

Separate WC
Low level WC with frosted glass window and wall mounted towel rail.

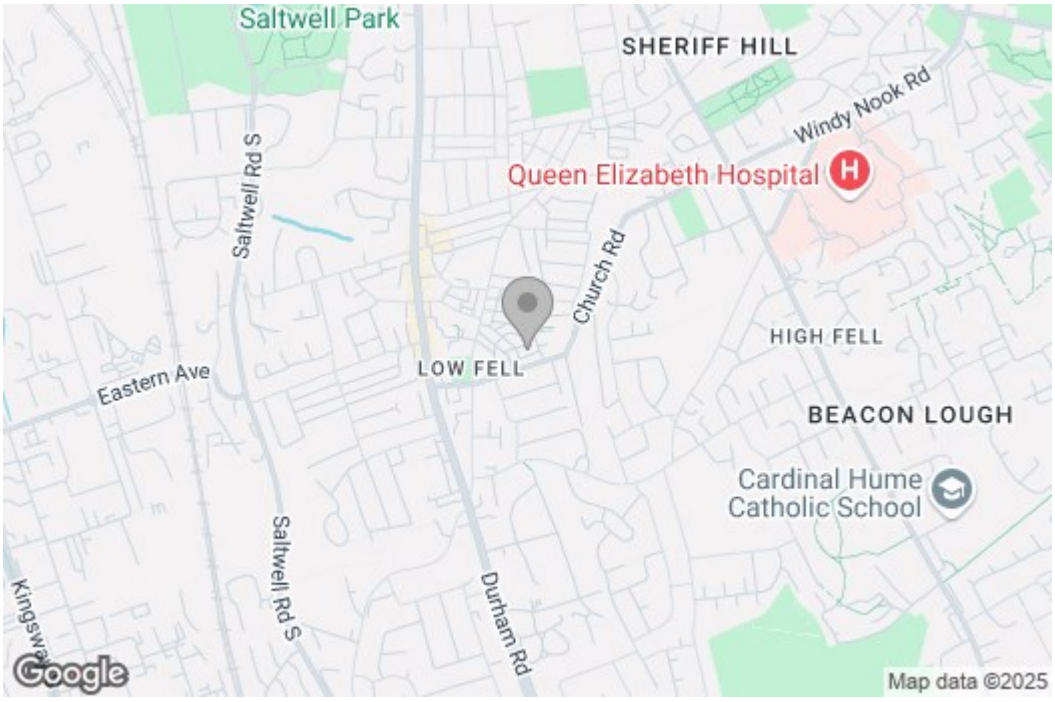
External Areas
To the rear private rear yard is South facing and access to the rear lane. There is ample off-street parking avail.able.

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

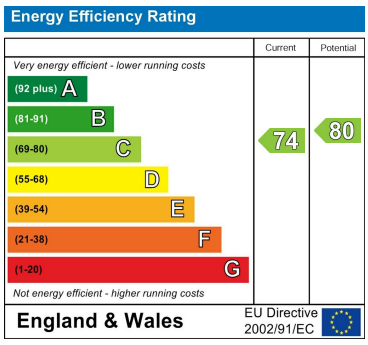
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

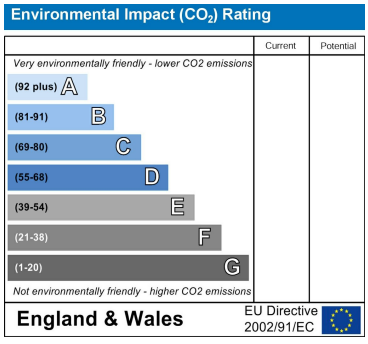
Floor Plan

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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