GORDON BROWN
SALES & LETTING









3 William Wailes Walk, Low Fell, NE9 5EW

£825 Per Calendar Month

*** AVAILABLE FROM THE 19TH DECEMBER 2024 *** on a part furnished basis, is this lovely apartment with a South West facing balcony offering great views. The apartment is located on William Wailes Walk within a modern development. The accommodation comprises: a secure communal entrance way, apartment hallway, open plan living room/dining room with bi folding doors opening onto the South West facing balcony, kitchen with an integrated oven and fridge freezer, master bedroom with built in wardrobes and en-suite, french doors, and a Juliette balcony, one further bedroom, and a family bathroom. Benefits include gas central heating, powder coated double glazing, and allocated parking. Viewings are highly recommended to appreciate this fantastic apartment.

Communal Entrance
A secure communal entrance provides access to the apartment hallway.

Apartment Hallway
Built in cupboard with shelving, a boiler cupboard, and a radiator.

Family Bathroom
Panelled bath, pedestal wash basin, low level WC, tiled splash back, integrated spotlights, radiator and extractor.

Main Bedroom
Built in robe storage, radiator, french doors to the Juliette balcony which offers lovely views, and an en-suite.

En-Suite
Step in shower, low level WC, pedestal wash basin, splash back tiling, radiator and extractor.

Bedroom Two
Radiator, and a window to the front.

Lounge/Diner
Two central heating radiators, french doors to the Juliette balcony, window to the side, and bi folding doors opening onto the West facing balcony.

Balcony
A West facing paved balcony with glass panelled balustrade.

Kitchen
Base and eye level units with contrasting work surfaces, integrated stainless steel oven, ceramic hob and a chimney style cooker hood, one and a half bowl stainless steel sink, plumbed for a washing machine and dishwasher, built in fridge/ freezer, and integrated spotlights.

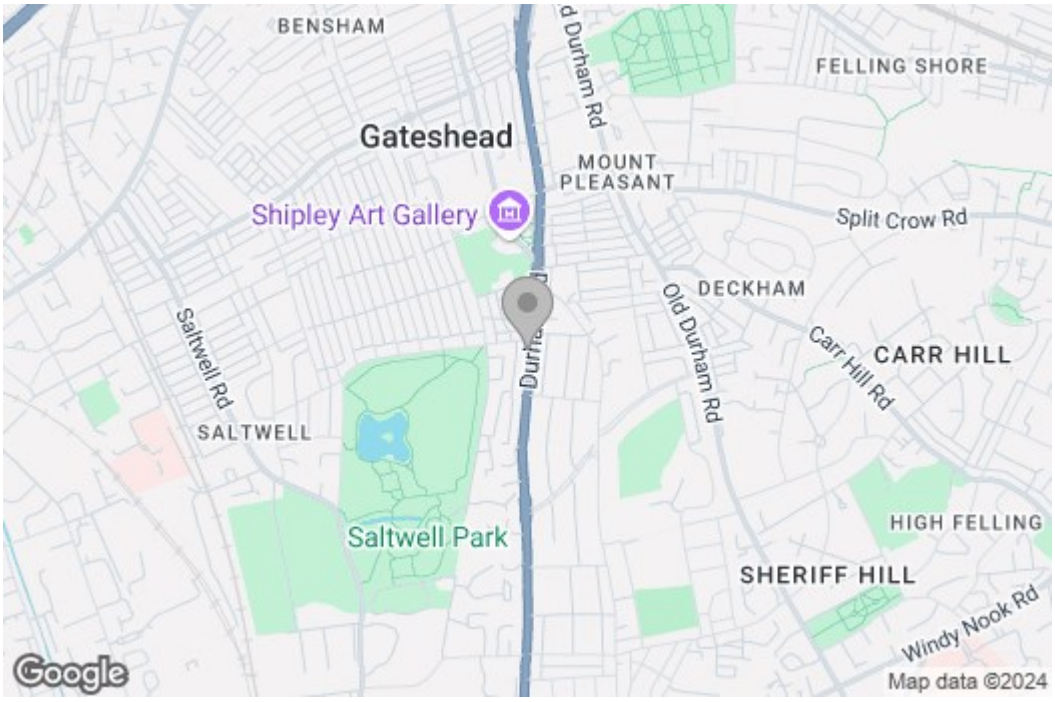
External
There is allocated parking and secure bike storage.

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

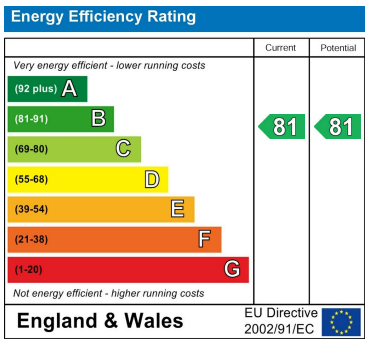
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

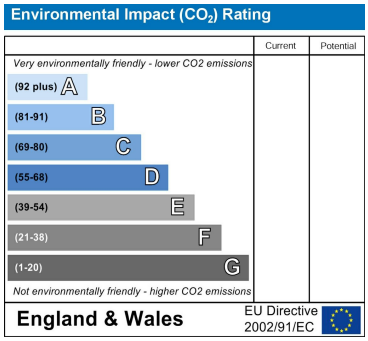
Floor Plan

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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