GORDON
BROWN
SALES & LETTING









## 242 Windsor Avenue, Gateshead, NE8 4PA

£675 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on an unfurnished basis is beautifully appointed and recently refurbished ground floor flat which is a stones throw from the popular Saltwell Park. The location is fantastic for transport links into Gateshead Town and Newcastle City Centre which makes the property an ideal choice for a variety of applicants. The flat has two good sized bedrooms, a lounge, stylish fitted kitchen and modern bathroom/wc. A private westerly facing yard is located to the rear which is perfect for those Summer evenings. The property is warmed via gas central heating and has UPVC windows throughout. There is ample on-street parking available. We anticipate a high level of interest in the property therefore early viewing is highly recommended to avoid disappointment.

## Entrance Hallway
Access to the property is via a hardwood timber door, handy storage cupboard and access doors leading the both bedrooms and the lounge.

## Lounge
Spacious lounge which has two large alcove storage cupboards, a gas central heating radiator and a UPVC window overlooking the rear aspect. An internal door opens into the kitchen area.

## Kitchen
The kitchen is fitted with a range of floor and wall units with working surfaces including a sink unit. Built in appliances include a four ring gas hob, electric oven and extractor fan. There is a free standing fridge freezer unit and recess to install a washing machine. A UPVC window overlooks the private rear yard and access door leading into it.

## Bathroom/WC
With a modern three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower above and glass shower screen. There is a heated towel rail and a frosted UPVC window.

## Main Bedroom
Bright and airy main bedroom with a UPVC window overlooking the front aspect, gas central heating radiator, plaster coving and and various other decorative features.

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

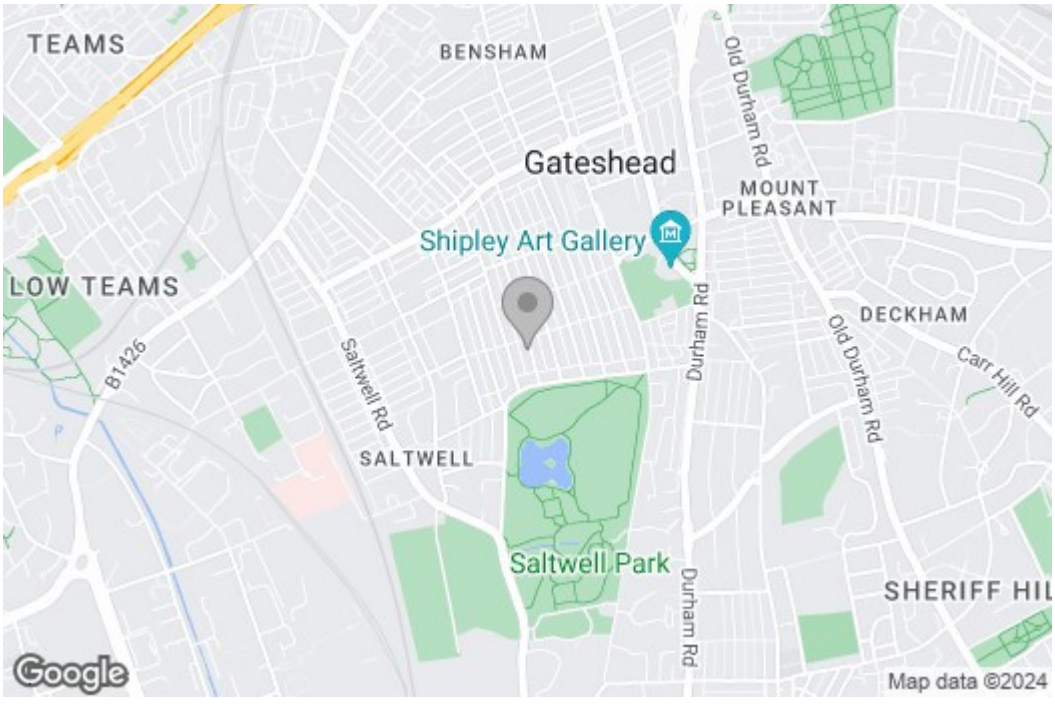
## External
Private, westerly facing, decked rear yard and access gate to the rear lane.

## 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

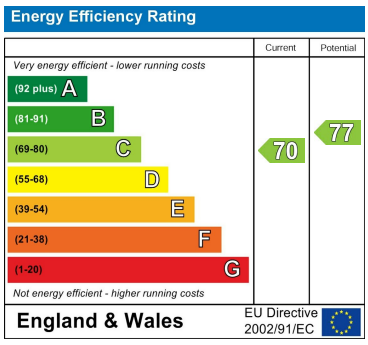
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

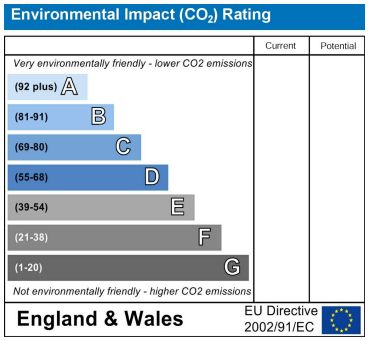
## Floor Plan

## 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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