GORDON BROWN
SALES & LETTING









96 Beckside Gardens, Newcastle Upon Tyne, NE5 1BQ

£695 Per Calendar Month

*** AVAILABLE FROM THE 11TH MARCH 2024*** on an unfurnished basis is this two bedroom upper flat in the highly sought after residential location of Chapel House, Newcastle upon Tyne. The property features entrance hallway with stairs leading to the first floor, spacious lounge area, kitchen with integrated oven, hob and extractor fan, family bathroom, two double size bedrooms (the master bedroom benefiting from built in wardrobe. Externally, there is a private rear garden which is perfect for those Summer evenings and a separate garage. The property benefits from UPVC doors/windows and gas central heating throughout. Being close to all local amenities, schools and transport links. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway
With stairs leading to first floor landing area.

Lounge
Bright and airy lounge with large UPVC windows overlooking the front aspect and gas central heating radiator.

Kitchen
Fitted with a range of wall and base units, integrated hob, oven and extractor fan. UPVC window overlooking the rear aspect and gas central heating radiator.

Main Bedroom
Spacious main bedroom with the benefit of a built in wardrobe, UPVC 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.

Family Bathroom
Fitted with a modern 3 piece suite comprising of low level WC, wash hand basin and bath with shower over.

External Areas
There is a private rear garden which is laid to lawn.

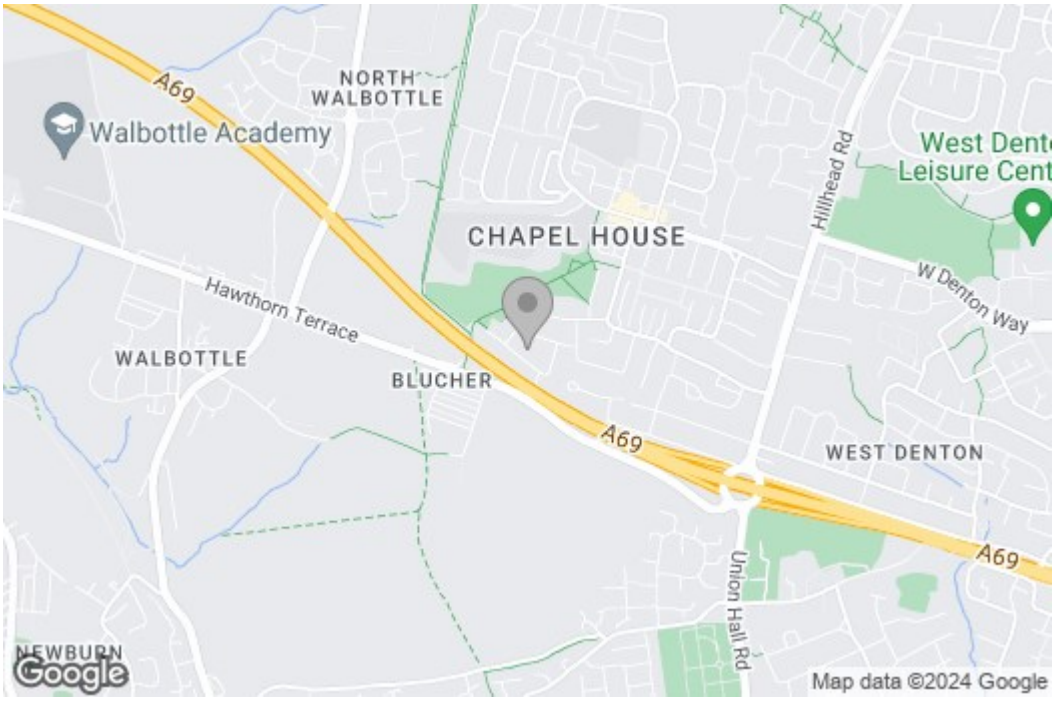
Separate Garage
Located in the block.

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

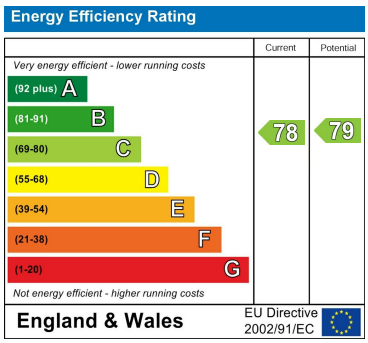
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

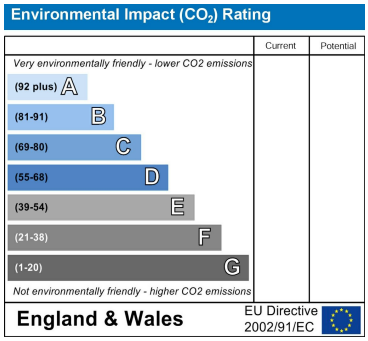
Floor Plan

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.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk