GORDON BROWN
SALES & LETTING









9 Whinney Park, Low Fell, NE9 5FB

£1,295 Per Calendar Month

*** AVAILABLE FROM THE 1ST JULY 2025 *** is this luxury apartment nestled within the grounds of Whinney House in the heart of Low Fell. This exclusive development has been built and finished to an exceptionally high standard with attention to detail being paramount. This first floor apartment has underfloor heating throughout providing a lovely cosy atmosphere. Accommodation comprises: spacious hallway, open plan living room/opulent dining kitchen with integrated oven, eye level combination oven, dishwasher, fridge/freezer and washing machine. Patio doors open from the living area onto the Westerly facing balcony. The main bedroom has bespoke shelving to the alcoves, an en-suite shower room and access onto the balcony. The second double bedroom has bespoke wardrobes and access onto the balcony. The main bathroom is fully tiled. The communal gardens are well cared for and the apartment has allocated parking and a cycle store. We anticipate demand to be high and would recommend early viewing.

Communal Entrance



With lift and stair access to all apartments.

First Floor Apartment Hallway





Engineered oak flooring, underfloor heating.

Main Bedroom

16'2" x 9'10" (4.95m x 3.02m)





Bright and airy main bedroom with UPVC balcony doors leading to the outside terrace, engineered oak flooring, underfloor heating and access to the en-suite shower room.

En-suite



Modern en-suite shower room with rainfall shower, low level WC, wash hand basin and underfloor heating.

Bedroom Two

13'8" x 8'8" (4.18m x 2.66m)





With the added benefit of built in wardrobes, underfloor heating and UPVC patio doors allowing access to the balcony.

Lounge/Dining Kitchen

25'1" x 9'7" (7.67m x 2.93m)









Modern kitchen with integrated appliances, Quartz work surfaces, engineered oak flooring, underfloor heating, and UPVC patio doors opening onto the West facing balcony.

Family Bathroom

7'8" x 7'0" (2.34m x 2.14m)



Large family bathroom complete with rainfall shower over the bath, low level WC and wash hand basin.

External Areas



Fantastic external balcony, allocated parking and visitors parking.

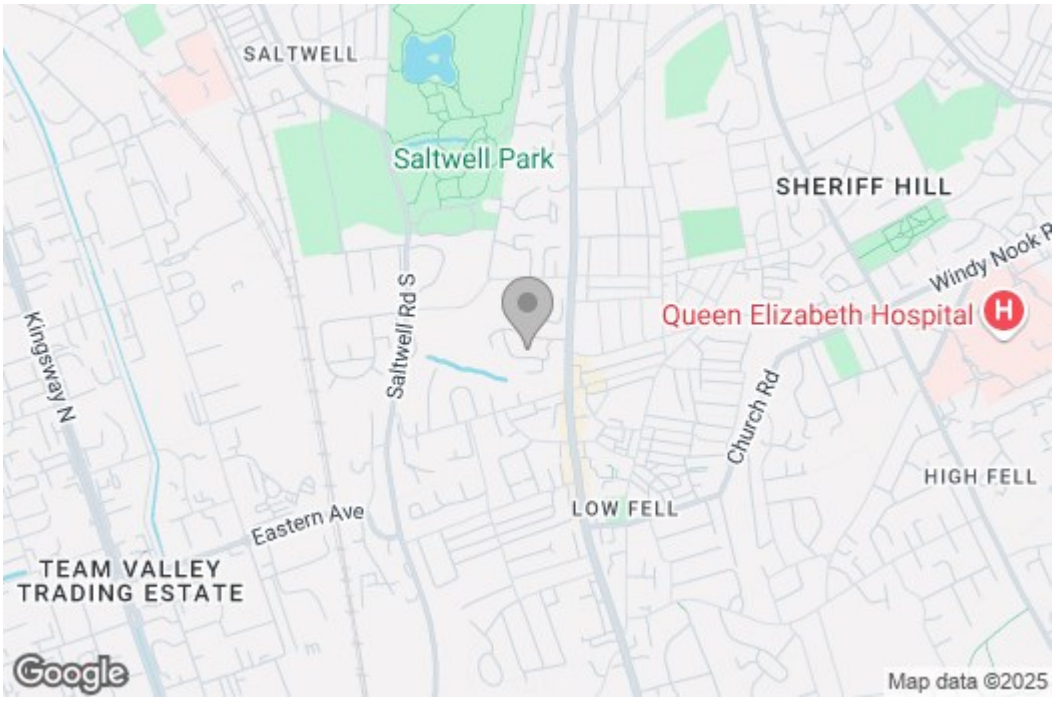
Agent Note

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

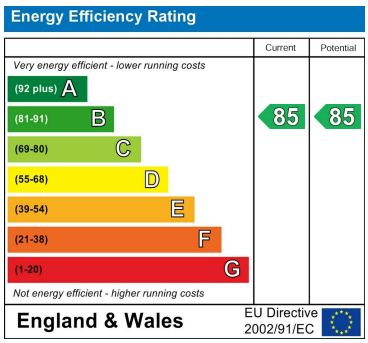
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

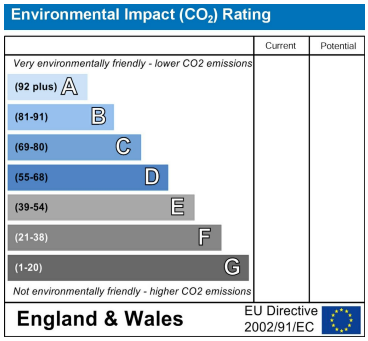
Floor Plan

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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