



42 King Edward Street, Gateshead, NE8 3PR

£595 Per Calendar Month

****** NEW TO THE MARKET ****** and recently re-decorated throughout is this two bedroom, ground floor flat with immediate availability on an unfurnished basis. Within walking distance of Gateshead Stadium Metro and other transport links along with local amenities, this property is situated in a great location.

The property benefits from gas central heating and UPVC windows throughout. Briefly comprising of: entrance hallway, spacious lounge with access to the galley style kitchen, family bathroom and two good sized bedrooms. Externally there is a low maintenance area to the front, private rear yard and off-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Airy hallway with doors leading to the lounge and master bedroom

Lounge

Spacious lounge with gas fire, UPVC window overlooking the rear aspect, gas central heating radiator and access to the second bedroom and kitchen

Master Bedroom

Large master bedroom with UPVC windows overlooking the front aspect, gas central heating radiator

Bedroom Two

Good sized double bedroom with UPVC window overlooking the rear aspect, gas central heating radiator

Kitchen

Galley style kitchen with a range of wall and base units, integrated oven, hob, extractor fan, fridge and freezer. Access to the rear yard and a recess to plumb in a washing machine

Bathroom

With low level WC, basin and bath with shower over

Rear External

Private rear yard

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

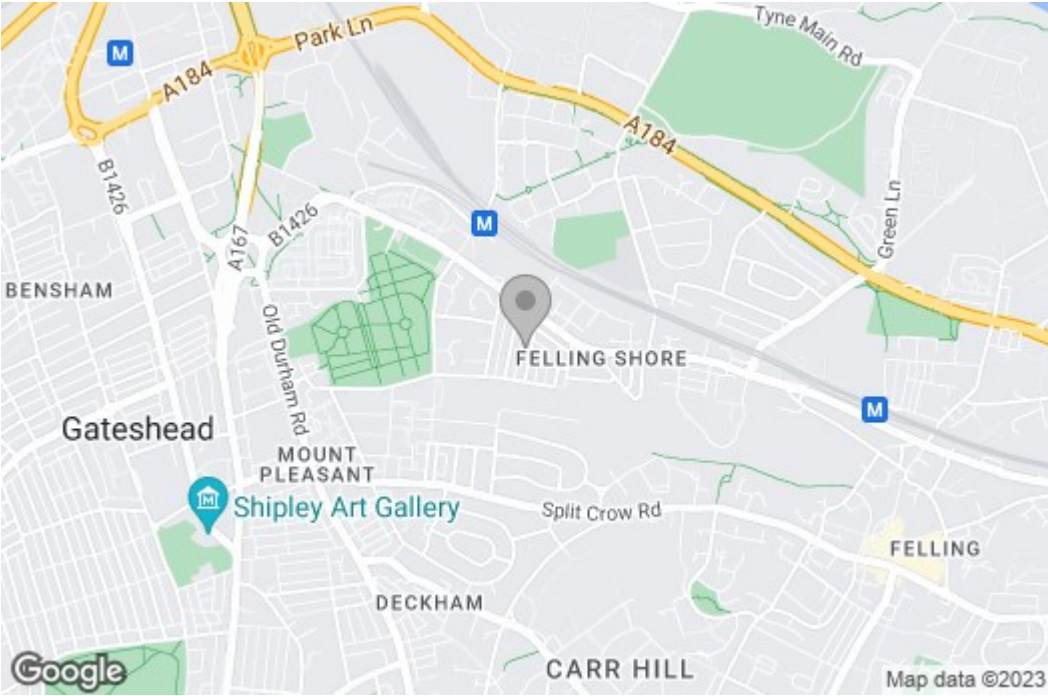
Upfront Costs:

1 Months rent upfront

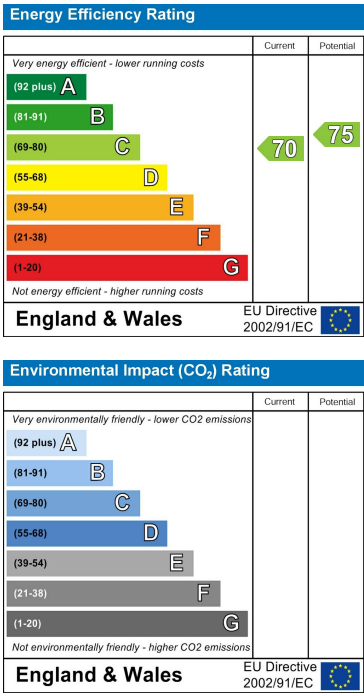
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.