



22 Bayfield Gardens, Gateshead, NE8 3PT

£695 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this two bedroom ground floor flat on the popular Bayfield Gardens in Gateshead.. The location is excellent as there are ample transport links into Gateshead Town Centre, Newcastle City Centre and is in close proximity to supermarkets and local amenities. The accommodation briefly comprises of entrance into the hallway, two good sized bedrooms, lounge with wood burning stove through to a well equipped kitchen and bathroom with shower cubicle. The property is heated through gas central heating and has double glazing throughout. Externally there is a low maintenance garden to the front and a private yard to the rear which is perfect for those Summer evenings. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Lounge

Neutrally decorated lounge with recessed alcoves, wood burning stove, gas central heating radiator and UPVC window overlooking the rear aspect.

Kitchen

Fitted with a range of wall and base units, integrated oven, hob and extractor fan. There is access through to the bathroom and a UPVC window overlooking the rear aspect.

Main Bedroom

Spacious main bedroom with UPVC windows overlooking the front aspect and gas central heating radiator.

Bedroom Two

Bright and airy second bedroom with UPVC overlooking the rear aspect and gas central heating radiator.

Bathroom

Fitted with a low level WC, wash basin and separate shower cubicle.

External Areas

To the front there is a low maintenance garden to the front and a private yard to the rear.

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

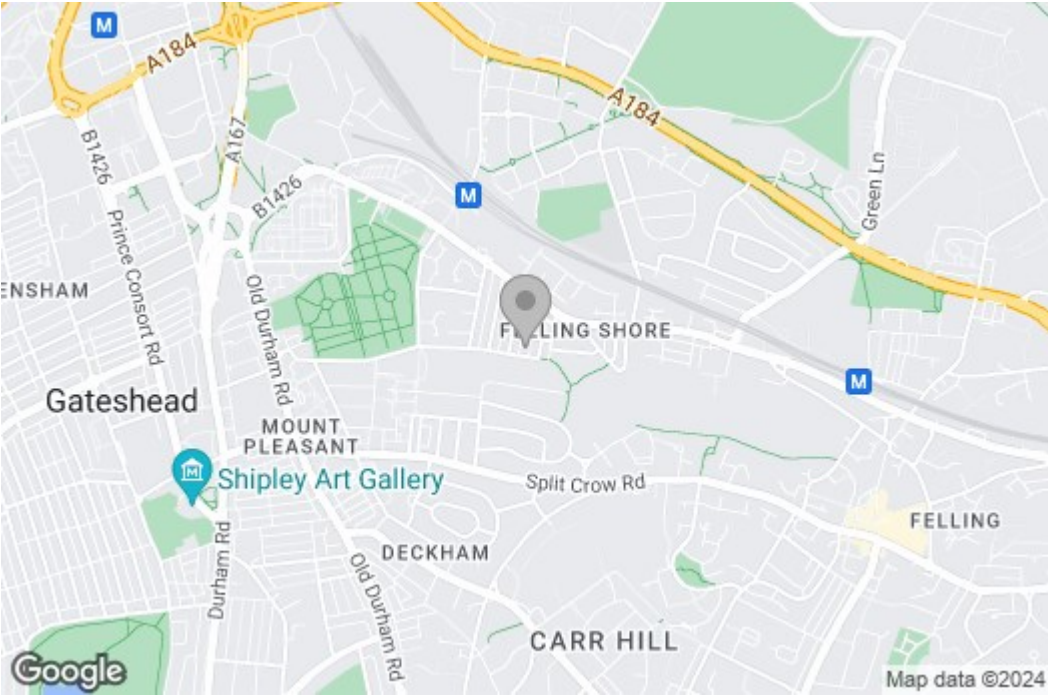
Upfront Costs:

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



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.

Energy Efficiency Graph

