



8 Symphony Court Durham Road, Gateshead, NE8 4BG

£575 Per Calendar Month

***** NEW TO THE MARKET ***** and available immediately on an unfurnished basis is this first floor apartment situated in Symphony Court within an ever popular area of Gateshead. The property is warmed via gas central heating and has the benefit of UPVC double glazing throughout. Accommodation comprises of secure communal entrance, private porch area leading to the main door of the apartment, hallway, open plan lounge/kitchen with UPVC patio doors leading to Juliet balcony, an integrated oven, hob and extractor fan, master bedroom and one further bedroom. The family bathroom has the added benefit of a handy storage cupboard. There is an allocated parking space to the rear. Viewings are highly recommended to avoid disappointment.

Communal Entrance

Secure communal entrance with electronic intercom access

Inside Porch

Secure separate entrance porch to main apartment door

Entrance Hallway

With doors leading to lounge, bathroom, and both bedrooms

Lounge

Large open plan lounge/kitchen area with UPVC door leading the a Juliet balcony, gas central heating radiator and telephone intercom

Kitchen

Open plan kitchen area with a range of wall and base units, integrated hob, oven and extractor fan. There is plumbing to install a washing machine, a recess for a fridge and UPVC window overlooking the side aspect

Master Bedroom

With UPVC window overlooking the front aspect and gas central heating radiator

Bedroom Two

With UPVC window overlooking the front aspect, gas central heating radiator

Bathroom

Large bathroom with white 3 piece suite, shower over the bath and storage cupboard

Allocated Parking

There is an allocated parking space 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

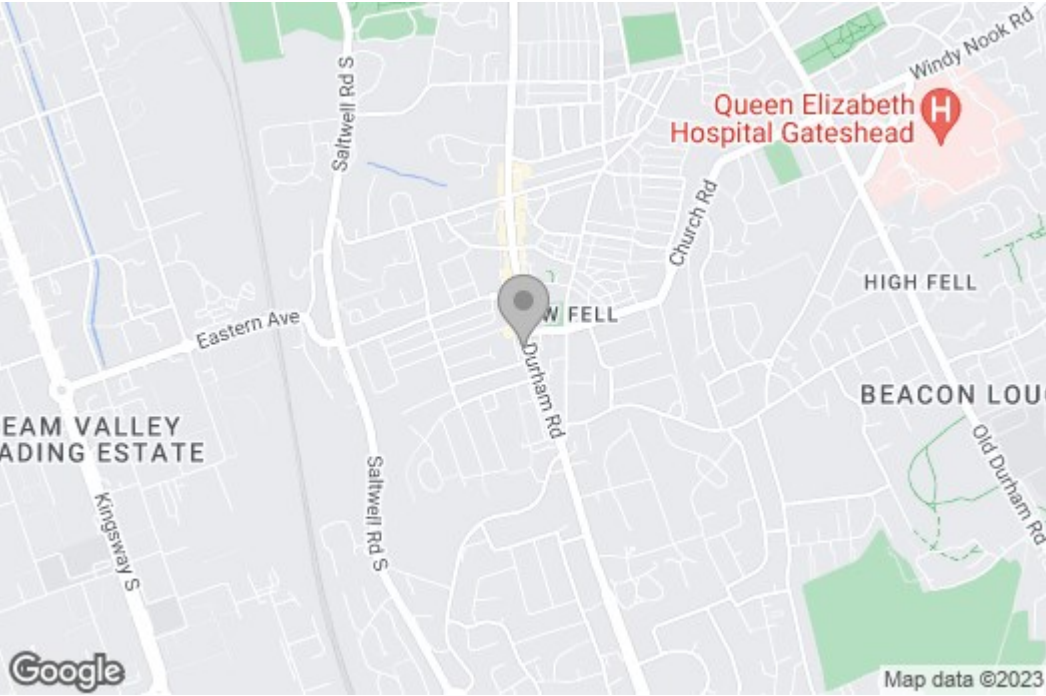
Upfront Costs:

1 Months rent upfront

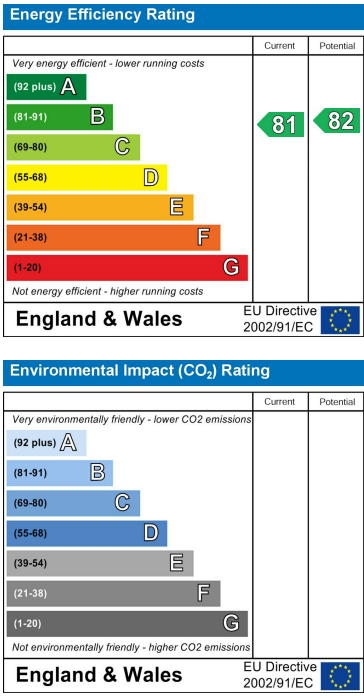
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



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.