



57 Deneholm

Holy Cross, Wallsend, NE28 7HE

** This property is currently marked as "Let Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone with a property available for rent who would like to have one of our "Gone" boards as well. Please feel free to contact us. **

** RECENTLY REFURBISHED FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** MODERN KITCHEN **

** PRIVATE GARDEN TO REAR ** UNFURNISHED ** BEAUTIFULLY PRESENTED THROUGHOUT **

** AVAILABLE NOW ** DEPOSIT £745 ** COUNCIL TAX BAND A ** ENERGY RATING D **

£695 Per Month



- First Floor Flat
- Garden To Rear
- Available Now Unfurnished
- Newly Refurbished
- Close To Local Amenities
- Council Tax Band A
- Two Double Bedrooms
- Deposit £745
- Energy Rating D

Entrance

Entrance door, stairs to the first floor landing.

Landing

Laminate flooring. access to the loft which has pull down ladders, lighting and is boarded for storage.

Lounge

14'3" x 11'4" (4.35 x 3.47)

Double glazed window, laminate flooring, radiator.

Kitchen

11'7" x 6'11" (3.54 x 2.13)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed window, cupboard, laminate flooring.

Bedroom 1

11'5" x 11'3" (3.50 x 3.43)

Double glazed window, laminate flooring, radiator.

Bedroom 2

11'7" max x 11'7" (3.55 max x 3.54)

Double glazed window, laminate flooring, cupboard, radiator.

Bathroom

8'6" x 5'2" (2.60 x 1.60)

Bath with shower over, wash hand basin with built-under storage and WC. Double glazed window, part panelled walls, radiator.

External

Externally there is a garden to the rear which is south facing.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available Speeds:

Download: 100 Mbps Upload: 220 Mbps

Mobile: EE>Limited Three> Limited

02>Limited Vodafone>Limited

Mobile: EE>Likely Three> Likely 02>Likely

Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm

One month's rent in advance: £350.00

Damage Deposit: £400.00

Total; £750.00 (inclusive of VAT)

These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc. The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

Obligations

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

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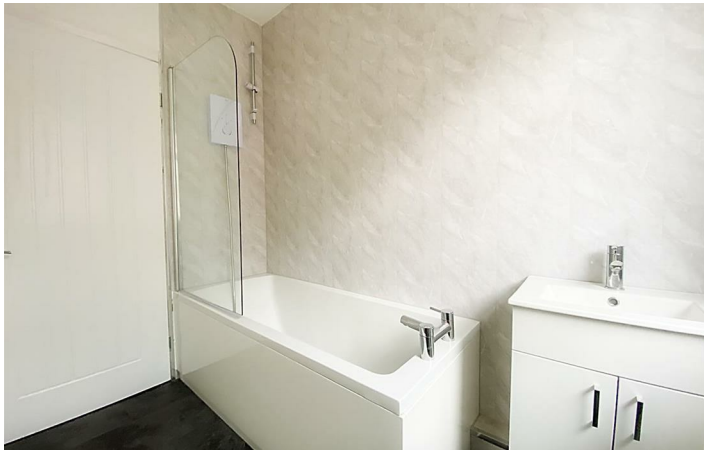
Client money protection (CMP) provided by:

PROPERTYMARK Scheme Reference:

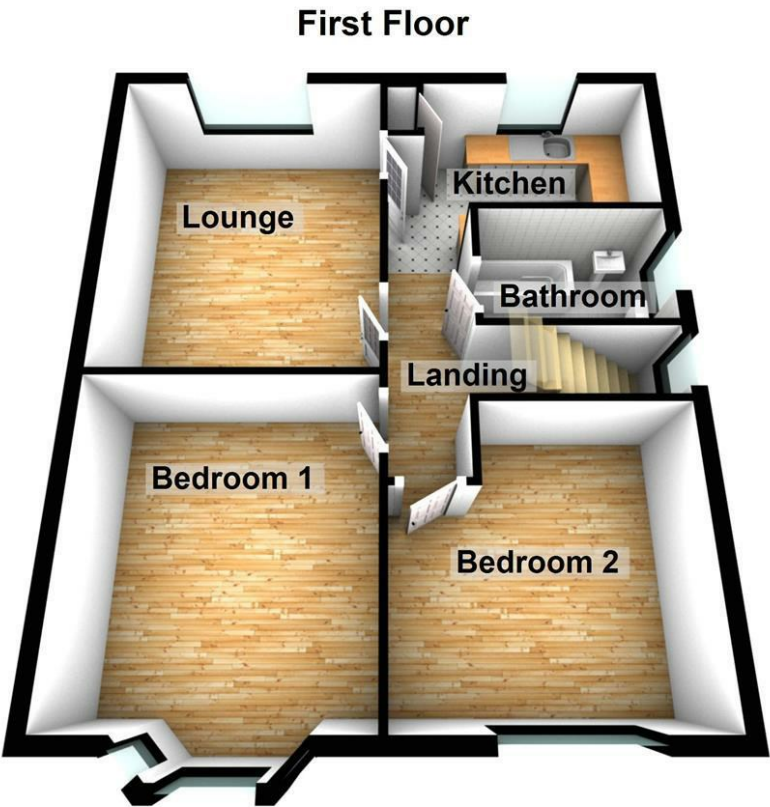
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The Propertymark Conduct and Membership Rules can be found here: www.propertymark.co.uk/professional-standards/rules.html#obligations.

We are also a member of The Property Ombudsman for independent redress.



Floor Plan



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. Intending purchasers 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 any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		