



## 119 Woodbine Avenue , Wallsend, NE28 8HE

\*\* THIS PROPERTY IS NOW "LET AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO LET AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* TWO BEDROOM GROUND FLOOR FLAT \*\* AVAILABLE NOW \*\* UNFURNISHED \*\*

\*\* YARD TO REAR \*\* WALKING DISTANCE TO SHOPS, SCHOOLS, BUS SERVICES & METRO STATION \*\*

\*\* DEPOSIT £700 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**£650 Per Month**



- Two Bedroom Ground Floor Flat
- Yard to Rear

#### • Council Tax Band A

##### **Entrance**

Double Glazed door into the Hallway - radiator and under stairs storage cupboard, laminate flooring.

##### **Bedroom 1**

16'4" into bay 14'4" (4.99 into bay 4.38 )  
Double glazed bay window, radiator, laminate flooring.

##### **Bedroom 2**

10'6" x 7'10" (3.21 x 2.39)  
Double glazed window, radiator, laminate flooring.

##### **Lounge**

14'7" x 13'4" (4.47 x 4.08 )  
Double glazed window, radiator, laminate flooring.

##### **Kitchen**

10'7" x 7'7" (3.25 x 2.33)  
Double glazed window, door to the rear yard, tiled floor, range of floor and wall units, counters and sink. electric hob and and electric oven.

##### **Bathroom**

8'9" x 5'7" (2.69 x 1.71)  
Double glazed window and radiator, fully tiled, fitted with bath with overhead shower, WC and hand wash basin.

##### **External**

Yard to rear.

##### **Broadband and Mobile**

At the time of marketing this information is correct.

Broadband: Highest available Speeds:  
Download: 1800 Mbps Upload: 220 Mbps  
Mobile: Indoor EE>Likely Three> Likely 02>Likely Vodafone>Likely  
Outdoor EE>Likely Three> Likely 02>Likley Vodafone>Likely

- Available Now

- Close to Local Amenities and Metro

- Energy Rating C

##### **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%

- Unfurnished

- Deposit £650

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**

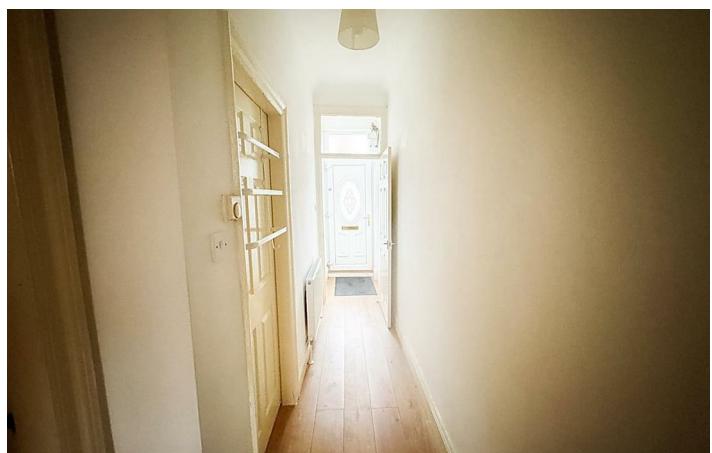
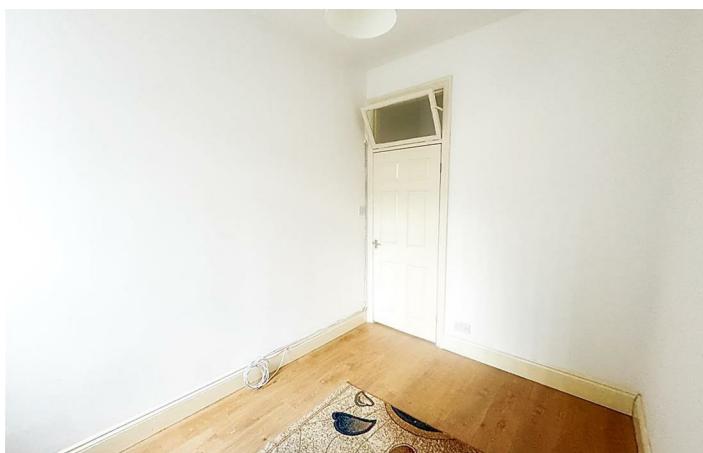
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

##### **PROPERTYMARK**

next2buy Ltd is a member of Propertymark. Client money protection (CMP) provided by: PROPERTYMARK Scheme Reference: C0011788.

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

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



## Floor Plan

Ground Floor



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	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	