



## 36 Borrowdale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4HL

\*\* TWO BEDROOM GROUND FLOOR FLAT \*\* UNFURNISHED \*\* OFF STREET PARKING TO FRONT \*\*

\*\* PRIVATE GARDEN TO REAR \*\* NEARBY SCHOOLS & BUS SERVICES TO NEWCASTLE CITY CENTRE \*\*

\*\* AVAILABLE NOW \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* DEPOSIT £775 \*\*

**£695 Per Calendar Month**



- Two Bedroom Ground Floor Flat
- Available Now
- Council Tax Band A
- Private Garden To Rear
- Unfurnished
- Energy Rating C
- Off Street Parking To Front
- Deposit £775

#### Hallway

Double glazed entrance door, storage cupboard, radiator.

#### Lounge

13'3" x 11'8" (4.04 x 3.58)

Double glazed window, fireplace with electric fire, laminate flooring, radiator.

#### Kitchen

9'11" x 5'11" + 5'11" x 3'6" (3.04 x 1.81 + 1.81 x 1.07)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, part tiled walls, tiling to floor, radiator and external door to the rear garden.

#### Bathroom

5'10" x 4'11" (1.78 x 1.51)

Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor.

#### Bedroom 1

11'0" x 9'10" + bay (3.37 x 3.02 + bay)

Double glazed bay window, radiator.

#### Bedroom 2

9'10" x 8'11" (3.01 x 2.74)

Double glazed window, radiator.

#### External

Externally there is space for off street parking to the front and a private garden to the rear.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available Speeds:  
Download: 1800 Mbps Upload: 1000 Mbps

Mobile Indoor: EE - Limited Three - Limited 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.

02 - Likhly Vodafone - Likely

Mobile Outdoor: EE - Likely Three - Likely

02 - Likhly Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

#### 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%

Based on a rent of £0.00 pcm

One month's rent in advance: £0.00  
Damage Deposit: £0.00.

Total; £0.00 (inclusive of VAT)

The damage deposit will be returnable via the landlord and is 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.

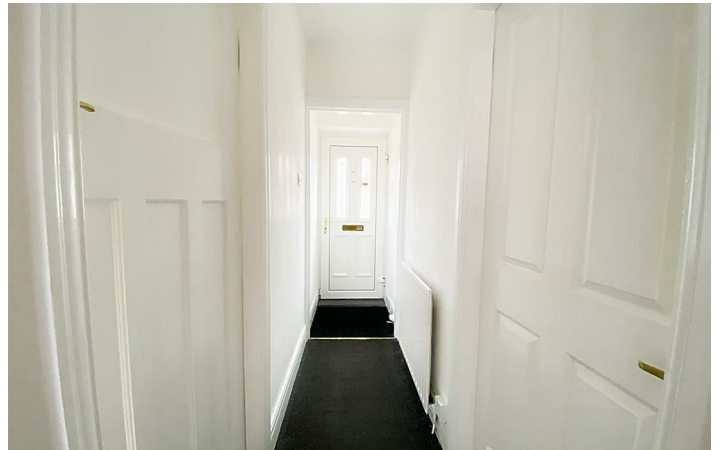
#### PROPERTYMARK

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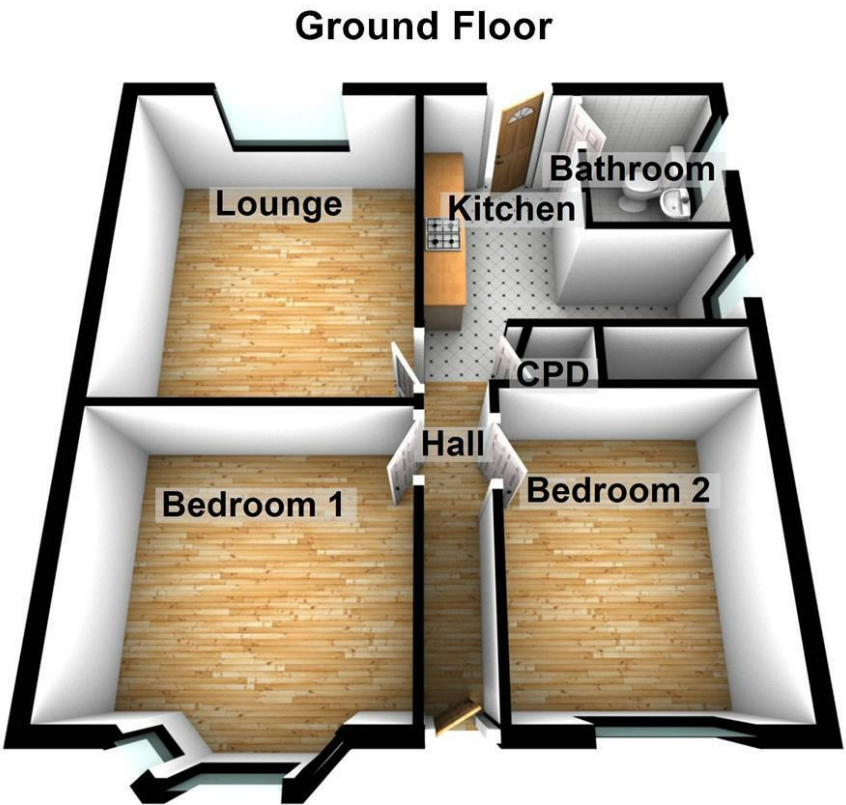
The PropertyMark Conduct and Membership Rules can be found here: [www.propertymark.co.uk/professional-standards/rules.html#obligations](http://www.propertymark.co.uk/professional-standards/rules.html#obligations).

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





Floor Plan



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	69	71
(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		