

34 Mickley Close , Wallsend, NE28 6JJ

** AVAILABLE NOW ** TWO BEDROOM FIRST FLOOR APARTMENT ** GREAT VIEWS **

** PART FURNISHED ** DRESSING ROOM TO MAIN BEDROOM ** SECURE INTERCOM ENTRY **

** ALLOCATED PARKING BAY ** WITHIN WALKING DISTANCE TO METRO STATION **

** CLOSE TO LOCAL AMENITIES AND MAJOR ROAD LINKS ** ENERGY RATING B **

** COUNCIL TAX BAND A ** DEPOSIT £725 **

£675 Per Month



• Available Now

• Great Views!

• Energy Rating B

Communal Entrance

There is a secure intercom entry system into this building. The hallway, staircase and landing are communal and there are windows to both ends. The apartment is 1st floor and on the left hand side of the landing.

Hallway

Storage cupboard, radiator and access to ...

Living Room

10'10" x 16'0" (3.30 x 4.87)

An open plan room with a UPVc double glazed window and french doors with a Juliet style railing - both have great views! In addition there is a radiator and an intercom handset.

Kitchen

8'3" x 9'1" (2.52 x 2.76)

UPVc double glazed window, and radiator, fitted with a comprehensive range of floor and wall units, counters and sink. There is a gas hob with an extractor hood over and an electric oven. This also includes washing machine and fridge freezer.

Bedroom 1

8'7" x 11'11" (2.62 x 3.62)

UPVc double glazed window, and radiator, double bed.

Dressing Room

5'3" x 3'9" (1.60 x 1.15)

UPVc double glazed window, and radiator. Fitted sliding door wardrobes to one wall.

Bedroom 2

8'8" x 7'9" (2.63 x 2.35)

UPVc double glazed window, radiator, single bed and corner desk.

Bathroom

6'10" x 5'1" (2.08 x 1.54)

UPVc double glazed window, and radiator. Part tiled walls and fitted with a white suite and a shower over the bath.

Parking

There is an allocated parking bay to the rear of the building, along with visitor parking bays.

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>

• Two Bedroom First Floor Apartment

• Allocated Parking Bay

• Council Tax Band A

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor

O2- Good outdoor, variable in-home

Three- Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-homeWe recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

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 £675.00 pcm

One month's rent in advance: £675.00

Damage Deposit: £725.00.

Total; £1400.00 (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.

Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property

• Dressing Room

• Secure Intercom Entry

• Deposit £725

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.

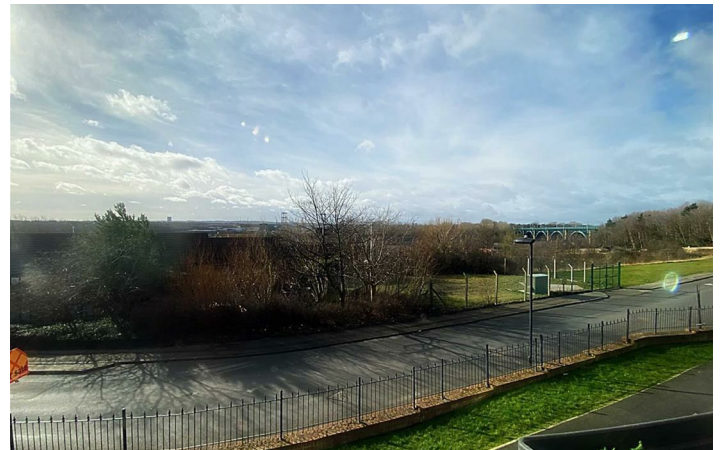
PROPERTYMARK

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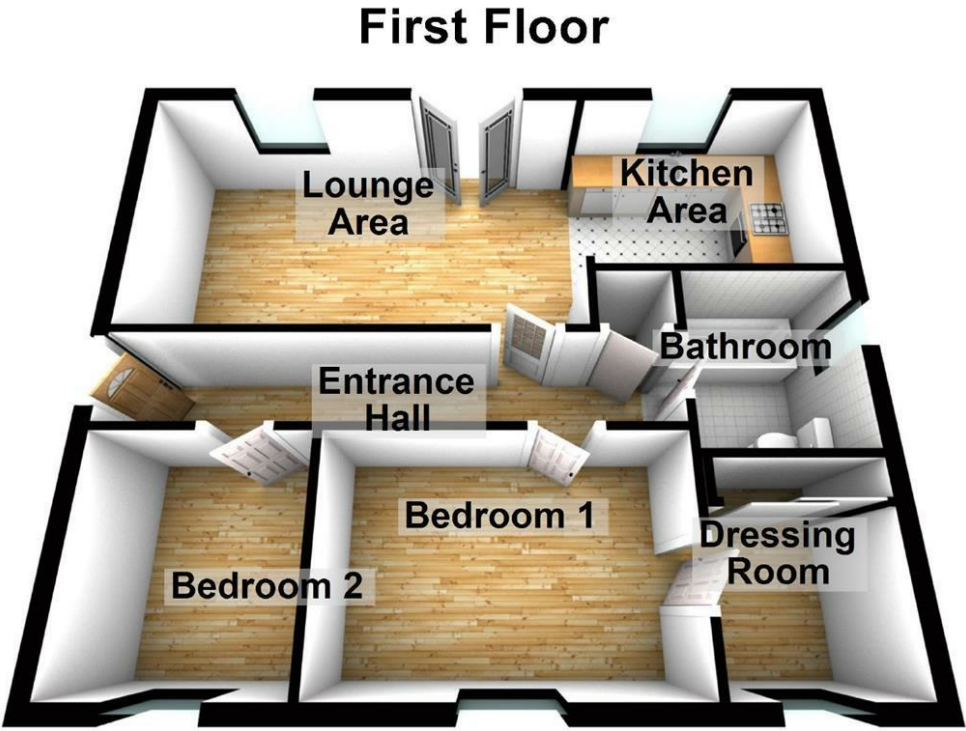
The Propertymark Conduct and Membership Rules can be found here:

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	81	81
(69-80) C		
(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	