



56 Coldstream Gardens

Howdon, Wallsend, NE28 0LL

**** TWO BEDROOM FIRST FLOOR FLAT WITH USABLE LOFT SPACE ** PART FURNISHED ****

**** CLOSE TO SHOPS, SCHOOLS, BUS SERVICES AND METRO STATION ** GARDEN TO REAR ****

**** AVAILABLE NOW ** COUNCIL TAX BAND A ** ENERGY RATING C ** DEPOSIT £800 ****

£750 Per Calendar Month



- Two Bedroom First Floor Flat - Part Furnished
- Usable Loft Space
- Deposit £800
- Close To Shops, Schools & Bus Services
- Garden To Rear
- Council Tax Band A
- Nearby Metro Station
- Available Now
- Energy Rating C

Entrance

Entrance door, stairs to the first floor accommodation.

Lounge

11'11" x 11'8" + bay (3.65 x 3.58 + bay)
Double glazed bay window, fireplace, radiator and sofas.

Kitchen

11'10" x 8'7" (3.61 x 2.64)
Fitted with wall and base units with work surfaces over and sink unit, gas cooker, washing machine and fridge/freezer.

Bedroom 1

13'1" x 11'11" (3.99 x 3.64)
Double glazed window, cupboard to alcove, radiator, wardrobes and beds.

Bedroom 2

13'3" x 7'11" (4.05 x 2.43)
Double glazed window, stairs leading to loft space, radiator and beds.

Bathroom

9'11" x 4'5" (3.04 x 1.37)
Bath with shower over, WC and wash hand basin. Double glazed window, ladder style radiator.

Loft Space

13'1" x 12'5" (4.00 x 3.81)
Two skylight windows, radiator and cupboards.

External

Externally there is a private garden to the rear with a large shed for storage.

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.

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.

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

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>
EE-Good outdoor and in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor, variable in-home

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

FLOOD RISK:

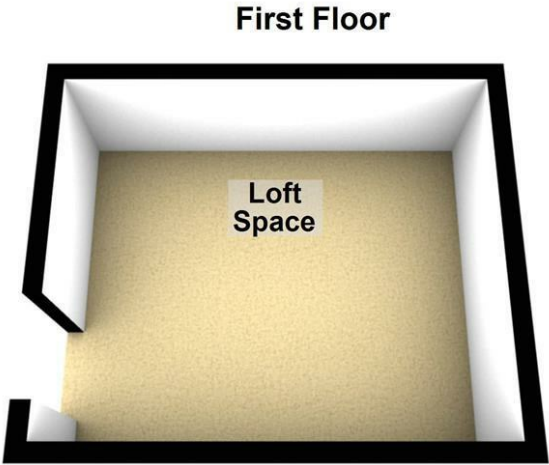
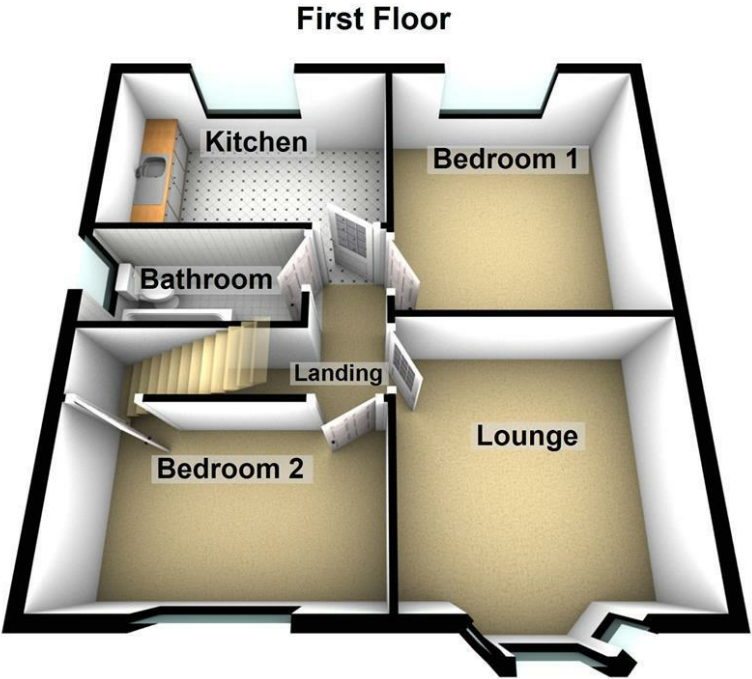
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

CONSTRUCTION:

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



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	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	