



## 1114 Shields Road Walkerville, Newcastle Upon Tyne, NE6 4SS

\*\* FIRST FLOOR FLAT - THREE SPACIOUS BEDROOMS \*\* AVAILABLE NOW \*\* UNFURNISHED

\*\* NEWLY FITTED KITCHEN & BATHROOM \*\* NEWLY DECORATED THROUGHOUT \*\*

\*\* WALKING DISTANCE TO SHOPS, HEALTH CENTRE, BUS SERVICES, SCHOOLS & METRO STATION \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* DEPOSIT £950 \*\*

**£900 Per Calendar Month**



- Three Bedroom First Floor Flat
- Spacious Accommodation
- Deposit £950
- Newly Fitted Kitchen & Bathroom
- Close To Bus Services & Metro Station
- Council Tax Band A
- Newly Decorated Throughout
- Unfurnished - Available Now
- Energy Rating C

#### Entrance Lobby

Composite entrance door, stairs to the first floor landing

#### Lounge

15'1" x 12'9" (4.62 x 3.91)

Double glazed window, cupboard housing the boiler, vertical radiator.

#### Kitchen

14'2" x 8'7" (4.32 x 2.63)

Fitted with a modern range of wall and base units with contrasting work surfaces over, sink unit, integrated oven and hob with extractor hood over. Double glazed window, wood effect flooring, vertical radiator.

#### Rear Lobby

Stairs and composite door leading to the rear yard.

#### Bathroom

9'4" x 5'3" (2.85 x 1.62)

Bath with shower over, WC and wash hand basin, double glazed window, ladder style radiator and part tiled walls.

#### Bedroom 1

14'6" + bay x 12'10" (4.42 + bay x 3.92)

Double glazed bay window, radiator.

#### Bedroom 2

10'11" x 9'3" (3.34 x 2.82)

Double glazed window, radiator.

#### Bedroom 3

10'3" x 9'3" (3.13 x 2.83)

Double glazed window, radiator.

#### External

Externally there is a shared yard to the rear.

#### 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

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.

#### 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, variable in-home  
O2-Good outdoor, variable in-home  
Three-UK-Good outdoor  
Vodafone\_Good outdoor, variable in-home

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

##### FLOOD RISK:

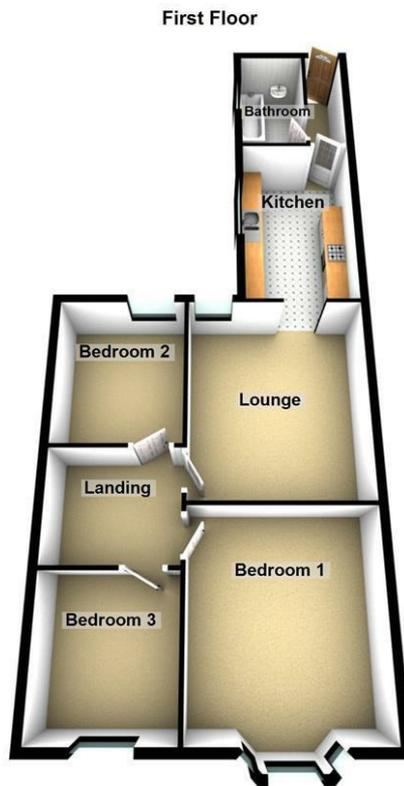
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

##### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	