



4 March Courtyard, Staiths, Southbank, Gateshead, NE8 2GF

£850 Per Calendar Month



Key features

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- AWARD WINNING ESTATE
- VIEWING ADVISED



Description

March Courtyard at Staiths, Southbank, this charming first-floor flat offers a delightful living experience. With two spacious double bedrooms, this property is perfect for individuals or small families seeking comfort and style. The modern decor throughout the flat creates a welcoming atmosphere, making it an ideal retreat after a long day.

The flat features a well-appointed reception room, providing a versatile space for relaxation or entertaining guests. The bathroom is designed with contemporary fittings, ensuring both functionality and elegance.

One of the standout features of this property is its proximity to the picturesque riverside walks along the River Tyne. Residents can enjoy leisurely strolls while taking in the stunning views, making it a perfect spot for those who appreciate the beauty of nature.

Situated in a sought-after location, this flat not only offers a comfortable living space but also easy access to local amenities and transport links. This property presents an excellent opportunity in a vibrant community. Don't miss the chance to make this lovely flat your own.



COMMUNAL ENTRANCE

Providing stairwell access to first floor.

ENTRANCE HALL

15'3" x 7'4"

LOUNGE

16'10" x 13'0"

KITCHEN

9'6" x 7'7"

BEDROOM ONE

11'5" x 8'10"

BEDROOM TWO

8'10" x 8'9"

BATHROOM

8'10" x 5'5"







EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE


One month's rent in advance = £850

One month's rent as a damage deposit = £850


To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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