



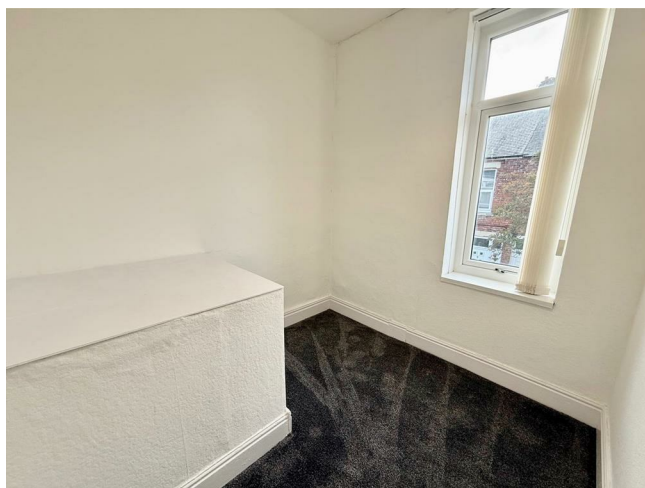
216 Arnold Street, Boldon Colliery, Tyne & Wear, NE35 9AZ

£550 Per Calendar Month



Key features

- UPPER FLAT
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- RECENTLY RENOVATED
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- FITTED KITCHEN
- MODERN BATHROOM
- VIEWING ADVISED



Description

Welcome to this charming upper flat located on Arnold Street in the heart of Boldon Colliery. This recently renovated property offers a delightful living space, perfect for individuals or small families seeking comfort and convenience.

The flat features a spacious reception room that provides an inviting atmosphere for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample space for rest and privacy. The modern bathroom has been thoughtfully designed to meet contemporary standards, ensuring a pleasant experience for all residents.

One of the standout features of this property is its prime location. Situated close to local amenities, you will find a variety of shops, cafes, and services just a short stroll away. Additionally, the flat boasts excellent transport links, making commuting a breeze. Whether you are heading to work or exploring the surrounding areas, you will appreciate the easy access to the motorway.

This upper flat is not only a comfortable home but also a fantastic opportunity to enjoy the vibrant community of Boldon Colliery. With its recent renovations and convenient location, it is sure to attract those looking for a modern living experience. Do not miss the chance to make this lovely flat your new home.



STAIRWAY/LANDING

LOUNGE
17'7 x 10'8

KITCHEN
13'6 x 8'4

BEDROOM ONE
12'4 x 10'5

BEDROOM TWO
7'9 x 7'3

BATHROOM
8'5 x 5'2

EXTERNAL

DISCLAIMER LETTINGS
WE REQUIRE







One month's rent in advance = £550

One month's rent as a damage deposit = £550

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		
(69-80) C	74	74
(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	

212 High Street
Gateshead
Tyne And Wear
NE8 1AQ
0191 500 8 500
info@carouselestateagents.com
<https://www.carouselestateagents.com>

