



10a Southend Terrace, Sheriff Hill, Gateshead, Tyne & Wear, NE9 6QL

£500 PCM



## Key features

- OPEN PLAN LIVING
- GREAT FOR SINGLE OCCUPANCY
- CLOSE TO A1M
- NEXT TO Q.E. HOSPITAL
- SHOWER ROOM
- PRIVATE ENTRANCE
- AVAILABLE JANUARY 2026
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- VIEWING ADVISED



## Description

This charming apartment offers a perfect blend of comfort and convenience. Ideal for single occupancy, the property features a well-appointed bedroom, a modern bathroom, and a welcoming reception room that provides a warm and inviting atmosphere.

The apartment is situated in close proximity to the Queen Elizabeth Hospital, making it an excellent choice for healthcare professionals or anyone seeking easy access to medical facilities. The surrounding area boasts a variety of local amenities, ensuring that daily needs are met with ease.

Call Carousel Estate Agents for further details.

## DESCRIPTION

Ideal for single occupancy, we offer to the market this one bedroom apartment. Situated close to Q.E this property is offered on an unfurnished basis and is available January 2026. Great links to town centre and access to the A1m. The property comprises of an open plan lounge/kitchen, bedroom and shower room/w.c. Call Carousel to view.

## LOUNGE/KITCHEN

16'4" x 13'0"

Open plan lounge with UPVC window overlooking the rear elevation, UPVC entrance door and carpet area.

## KITCHEN

Modern range of birch wall and floor units incorporating electric oven and hob with cooker hood above and plumbing for a automatic washing machine.

## SHOWER ROOM

7'6" x 4'8"

Low level w.c, step in shower enclosure with electric shower, pedestal wash basin and tiling to the walls and floor.







#### BEDROOM

8'8" x 7'9"

Double bedroom comprising of carpet, electric heater and UPVC window.

#### WE REQUIRE

One months rent in advance = £500

One months rent as a damage deposit = £500

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

Approx. 22.5 sq. metres (242.1 sq. feet)



Total area: approx. 22.5 sq. metres (242.1 sq. feet)

This floor plan is for illustrative purposes only and whilst every attempt has been made to ensure its accuracy, all measurements are approximate and internal elements only indicative of size and position and no responsibility is accepted for any error, omission or misrepresentation. plan produced using PlanUp.

### 10A Southend Terrace, Gateshead

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		65
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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