



6 Friars Wharf, Greenlane, Felling, Gateshead, NE10 0QX

£650 PCM

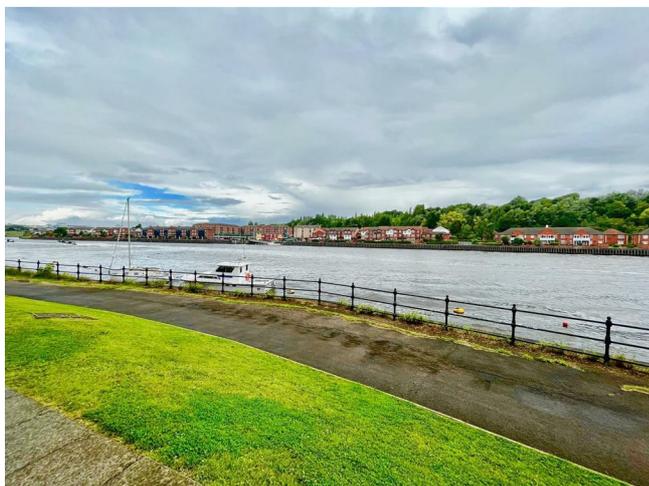


## Key features

- GROUND FLOOR APARTMENT
- FURNISHED
- INTEGRAL APPLIANCES
- GREAT LOCATION
- MODERN BUILDING
- AVAILABLE TO VIEW NOW
- ALLOCATED CAR PARKING
- UNDER FLOOR HEATING
- OPEN PLAN
- DOUBLE BEDROOM

## Description

Friars Wharf apartments have a great location on The Riverside Gateshead. The apartments have been built to a high specification and The Building won awards with RICS & Northern LABC. The apartment has triple glazing and under floor central heating and has a great Energy Efficiency rating. Offered on a furnished basis the apartment has the benefit of a secure entrance and comprises of spacious hall, open plan lounge, dining room, fitted kitchen with appliances, bathroom with shower and double bedroom. The property has a allocated car parking with barrier entry. Viewing comes highly recommended.



COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE AREA

18'11" x 12'0"

KITCHEN/DINING AREA

8 x 8'11

BEDROOM

12'11 x 6'11"

BATHROOM

8'11" x 6'0"

EXTERNAL & PARKING

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £650







One month's rent as a damage deposit = £650

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   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 75                         | 76  |
| (55-68) <b>D</b>                                   |                            |   |
| (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<br>2002/91/EC |  |

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

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</b>   |                            |   |
| (81-91) <b>B</b>   | 85                         | 85  |
| (69-80) <b>C</b>   |                            |   |
| (55-68) <b>D</b>   |                            |   |
| (39-54) <b>E</b>   |                            |   |
| (21-38) <b>F</b>   |                            |   |
| (1-20) <b>G</b>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

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