



11 Brack Terrace, Bill Quay, Gateshead, Tyne & Wear, NE10 0TT

£750 PCM





## Key features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- GREAT BUS AND METRO LINKS
- REAR FACING LOUNGE
- WOOD FLOORING
- MODERN FITTED KITCHEN WITH COOKING APPLIANCES
- CLOSE TO LOCAL AMENITIES
- SHARED YARD
- GAS CENTRAL HEATING
- VIEWING ADVISED



## Description

Nestled in the charming Brack Terrace of Bill Quay, Gateshead, this delightful ground floor flat is a gem waiting to be discovered. Boasting a modern interior with two cosy bedrooms, this apartment is perfect for those seeking comfort and convenience.

As you step inside, you'll be greeted by a stylishly designed living space, ideal for relaxing or entertaining guests. The rear-facing lounge offers a tranquil retreat from the hustle and bustle of everyday life, providing a peaceful sanctuary to unwind.

The property features a well-equipped kitchen complete with modern cooking appliances, perfect for whipping up delicious meals to enjoy in the comfort of your new home. With easy access to road, bus, and metro links, this apartment offers the ultimate convenience for those on the go.

Don't miss out on the opportunity to make this lovely flat your own and experience the best of Gateshead living.





HALLWAY

LOUNGE

14'3" x 12'7"

KITCHEN

8'10" x 7'5"

BEDROOM ONE

14'4" x 13'11"

BEDROOM TWO

10'9" x 8'1"

BATHROOM

8'8" x 7'5"

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE












One month's rent in advance = £750

One month's rent as a damage deposit = £750


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>	<b>71</b>	<b>76</b>
(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 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>		
(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 2002/91/EC	

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