



58 Friars Wharf, Felling, Tyne & Wear, NE10 0QX

£795 Per Calendar Month



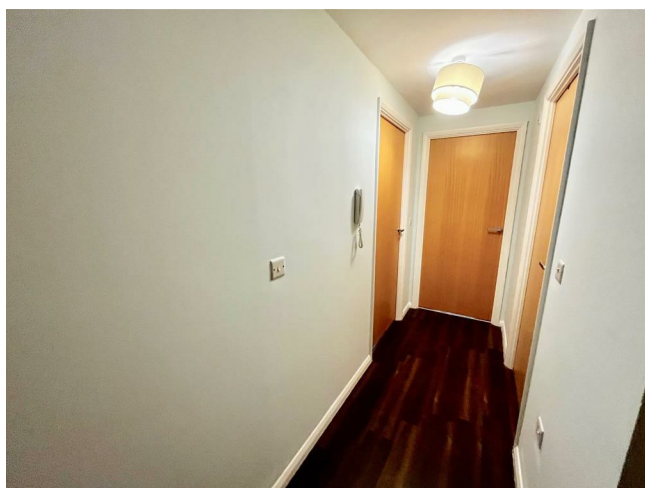
Key features

- SECOND FLOOR APARTMENT
- GREAT LOCATION ON RIVER
- OPEN PLAN LIVING WITH MODERN FITTED KITCHEN
- GOOD SIZE BEDROOM
- WELL PRESENTED BATHROOM WITH SHOWER
- MODERN NEUTRAL DECOR THROUGHOUT
- SECURE DOOR ENTRY SYSTEM
- ALLOCATED PARKING
- AVAILABLE IMMEDIATELY
- EARLY VIEWING IS RECOMMENDED



Description

We offer to the market this well presented one bedroom apartment located in Friars Wharf, Gateshead. Friars Wharf is located on the River Tyne, with great commuting to Gateshead and Newcastle city centre. Finished to a high specification, the apartment has triple glazing 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, modern fitted kitchen with appliances, bathroom with shower and double bedroom. The property has allocated car parking. Viewing comes highly recommended.



ENTRANCE HALL

11'10 x 4'10

LOUNGE/KITCHEN

23 x 9'4

BEDROOM

9'11 x 9'5

BATHROOM

8'3 x 5'8

EXTERNAL

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £795

One month's rent as a damage deposit = £795

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) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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