



81 Intento, Greensfield Close, Ochre Yards, Gateshead, Tyne & Wear, NE8 2FS

£1,250 Per Month



## Key features

- 1ST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE OFF MAIN BEDROOM
- ELECTRIC HEATING
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION
- FURNISHED
- EASY ACCESS TO NEWCASTLE
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

Welcome to this modern apartment located in the desirable area of Intento, Greensfield Close, Gateshead. This first-floor flat, built in 2025, offers a contemporary living experience with a well-thought-out layout.

The apartment features two spacious double bedrooms, providing ample room for relaxation and rest. With two bathrooms, convenience is at the forefront, making it ideal for both individuals and small families. The reception room is a welcoming space, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its excellent transport links, ensuring easy access to Newcastle city centre. Whether you are commuting for work or seeking the vibrant culture and amenities of the city, you will find that this location meets your needs effortlessly.

Additionally, the apartment includes parking for one vehicle, a valuable asset in urban living. The property is offered on a furnished basis.

This apartment is an excellent opportunity for those seeking a modern home in a well-connected area. Do not miss the chance to make this lovely flat your new residence.



ENTRANCE HALL

LOUNGE/KITCHEN

28'8 x 9'3

ENSUITE

7'2 x 5'5

BEDROOM ONE

14 x 9'3

BEDROOM TWO

15'1 x 8'9

BATHROOM

7'3 x 6'9

EXTERNAL

LETTINGS DISCLAIMER

WE REQUIRE

Rent on tenancy commencement = £1250







One months damage deposit = £1250

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

Please note, we cannot accept any rent in advance of tenancy and rental bidding is not permitted. For more information, please consult <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

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>72</b>	<b>72</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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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