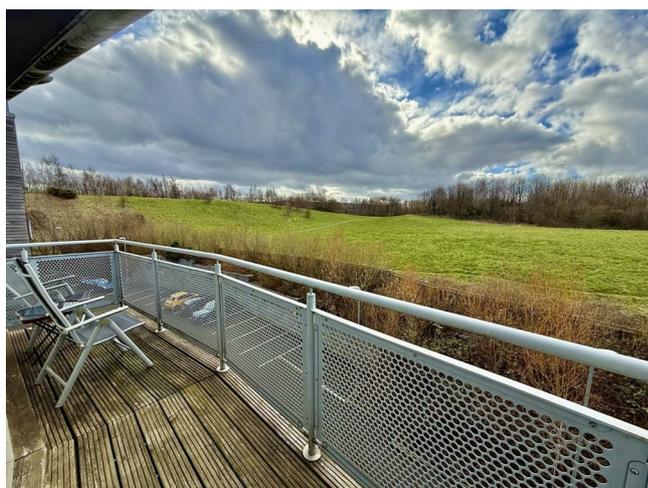




69 Friars Wharf, Green Lane, Gateshead, Tyne & Wear, NE10 0QX
£1,100 (From) Per Calendar Month



Key features



Description

A stunning third floor apartment located on this quiet riverside development. The property is offered on a furnished basis and available Mid May. Ideally located for those looking to commute and comes with an allocated car parking space. With open plan living and under floor heating the apartment has a spacious entrance hall leading through to the lounge/dining/kitchen area with wood flooring and having a lovely balcony, two bedrooms and the master bedroom with en suite, bathroom with shower. The entrance of the property has a secure entry phone system and lifts supply all floors.



ENTRANCE HALL

LOUNGE/KITCHEN

22'10 x 15'4

BALCONY

BEDROOM ONE

16'4 x 9'8

ENSUITE

9'4 x 5'4

BEDROOM TWO

11'5 x 9'6

BATHROOM

9'4 x 6'1

EXTERNAL

DISCLAIMER LETTINGS







WE REQUIRE

One month's rent in advance = £1,100

One month's rent as a damage deposit = £1,100

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	78	78
(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	

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
<https://www.carousestateagents.com>

