



50 Friars Wharf Apartments Green Lane, Gateshead, NE10 0QX
£900 Per Calendar Month



Key features

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE
- OPEN PLAN LOUNGE/DINER
- MODERN BATHROOM
- UNDER FLOOR HEATING
- BALCONY OFF LOUNGE
- ALLOCATED PARKING SPACE
- FANTASTIC RIVER VIEWS
- VIEWING ADVISED



Description

A delightful unfurnished apartment offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms, this property is ideal for professionals, couples, or small families seeking a comfortable and stylish home.

The apartment features an inviting open plan living area, which creates a spacious and airy atmosphere, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living space and the kitchen, making it an ideal setting for social gatherings or quiet evenings in.

With two bathrooms, this property ensures that there is ample space for everyone, providing both privacy and comfort. The inclusion of a dedicated car parking space adds to the convenience of this apartment, making it an excellent choice for those who require easy access to transport links and local amenities.

Available for immediate occupancy, this apartment presents a fantastic opportunity for those looking to settle in a vibrant area of Gateshead. Don't miss the chance to make this lovely apartment your new home.



ENTRANCE HALL

LOUNGE/KITCHEN

21'1 x 11'1

BEDROOM ONE

14'4 x 10'9

EN-SUITE

7'11 x 6'7

BEDROOM TWO

14'4 x 9'7

BATHROOM

12'9 x 6'4

EXTERNAL

LETTINGS DISCLAIMER

WE REQUIRE

Rent on tenancy commencement = £








One months damage deposit = £

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) A		
(81-91) B		
(69-80) C	76	77
(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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