



17 Station Road, Bill Quay, Gateshead, Tyne & Wear, NE10 0UH

£650 Per Calendar Month



## Key features

- GROUND FLOOR FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- SHOWER ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SHARED YARD
- CLOSE TO METRO
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

We welcome this ground floor flat located on Station Road in the desirable area of Bill Quay, Gateshead. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter the flat, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining guests. The fitted kitchen is well-equipped, providing all the essentials for your culinary adventures.

One of the standout features of this property is its excellent transport links, ensuring that commuting to nearby areas is both convenient and efficient. Additionally, the flat is situated close to local amenities, including shops, cafes, and parks, allowing for a vibrant lifestyle right at your doorstep.

This flat presents a wonderful opportunity for those looking to settle in a friendly community with easy access to both urban and natural surroundings. Whether you are a first-time buyer or seeking a rental property, this flat is sure to meet your needs. Don't miss the chance to make this lovely flat your new home.

ENTRANCE HALL

LOUNGE

15'1" x 11'10"

KITCHEN

8'6" x 6'11"

UTILITY ROOM

3'10" x 3'

BEDROOM ONE

13' x 12'1"

BEDROOM TWO

11'10" x 7'10"

SHOWER ROOM

5'11" x 5'4"

EXTERNAL

DISCLAIMER - LETTINGS

WE REQUIRE

Rent on tenancy commencement = £650.00








One months damage deposit = £650.00

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>75</b>
(55-68) <b>D</b>	<b>63</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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