

## 3 Caesar Way, St Peters Park



**£500 PCM**

\*\*\*UNFURNISHED \*\*\* AVAILABLE NOW \*\*\* GROUND FLOOR \*\*\* GREAT SITUATION FOR ROAD LINKS \*\*\* TWO BEDROOMS \*\*\* ALLOCATED PARKING BAY \*\*\* COUNCIL TAX BAND A \*\*\* ENERGY RATING C \*\*\*

To let on an unfurnished basis and available now, this Ground Floor Apartment is located on the popular Caesar Way and is perfectly situated to provide very easy access onto the A1058 Coast Road. Well proportioned, the property has gas central heating and briefly comprises: a pleasant lounge, two bedrooms, the master with fitted furniture, bathroom and fitted kitchen with built in appliances. The apartment has a designated parking bay and there is a rear communal garden area. To arrange a viewing, please contact the local sales team on 0191 2953322.

**The Property Comprises:****Communal Entrance**

Entrance door opening into the communal hallway. Access into the apartment.

**Apartment Entrance**

Timber entrance door opening into the hall. Access into all rooms.

**Lounge**

14'11" x 14'11" (4.54m x 4.55m) A pleasant room situated to the front of the property with a feature fire surround, wood effect laminate flooring, double central heating radiator and coving to the ceiling.

**Kitchen**

9'7" x 8'6" (2.92m x 2.59m) Fitted with a range of wall and base units with work surfaces and stainless steel sink unit with drainer and mixer tap. Double central heating radiator, built in gas hob, oven and extractor hood, double glazed window to the front elevation.

**Bedroom One**

11'3" x 8'10" (3.43m x 2.70m) Fitted wardrobe with overhead storage, bedside cabinet and drawer pack. Double glazed window to the rear elevation, double central heating radiator, double central heating radiator.

**Bedroom Two**

11'9" x 9'5" (3.59m x 2.88m) Double glazed window to the rear elevation, double central heating radiator.



**Bathroom**

8'2" x 5'2" (2.49m x 1.58m) A three piece suite comprising: bath with shower over, low level WC, wash hand basin, partial wall tiling.

**Externally**

There are communal gardens and an allocated parking bay.

**ARLA**

Next2buy limited is an ARLA Licensed Member. Licence No.: M0043763

We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

**Reservation**

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

**Example**

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm

One month's rent in advance: £350.00

Damage Deposit: £400.00

Total: £750.00 (inclusive of VAT)

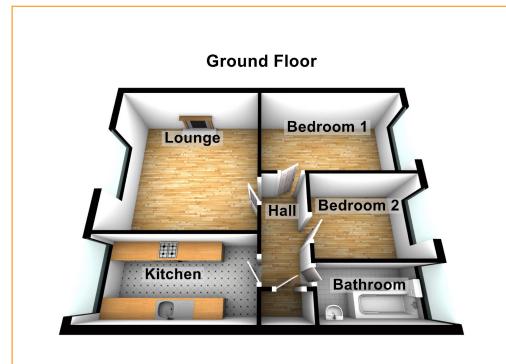
These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.

The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

**Tenant Obligations**

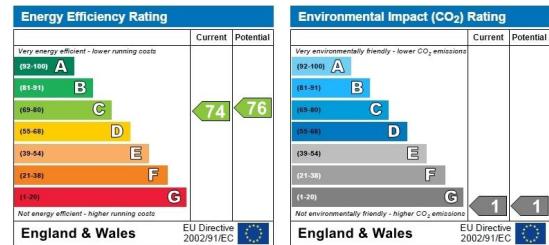
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

## ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



## VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

### Open Hours;

Monday 9am - 6pm  
 Tuesday 9am - 6pm  
 Wednesday 9am - 6pm  
 Thursday 9am - 6pm  
 Friday 9am - 6pm  
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## VIEWING APPOINTMENT

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

## QR CODE



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