



46 Rosebery Avenue, Preston Village, NE29 9PQ
£495 Per Month

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Two bedroomed ground floor flat with gas central heating and UPVC double glazing in popular residential area.

Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom/w.c. Shared yard to the rear.

Rent £495 PCM plus Deposit of £495

EPC Rating D

GROUND FLOOR

Hallway

Hardwood entrance door. Single panel radiator. Cloaks cupboard.

Lounge

13'5" x 11'5" (4.09 x 3.48)
UPVC double glazed window. Double panel radiator. Store cupboard.

Kitchen

13'9" x 6'6" (4.19 x 1.98)
Range of wall and floor units with round edged work surfaces incorporating stainless steel bowl and drainer. UPVC double glazed window. Single panel radiator. Understairs cupboard. Door to rear yard.

Front Bedroom

12'2" x 12'0" (3.71 x 3.66)
UPVC double glazed window. Single panel radiator. Cloaks cupboard.

Rear Bedroom

8'11" x 7'4" (2.72 x 2.24)
UPVC double glazed window. Single panel radiator.

Bathroom/w.c.

White suite comprising panel bath with mixer shower taps, pedestal wash basin, low level w.c. UPVC double glazed window. Single panel radiator.

OUTSIDE

Rear Yard

Shared Yard to the rear

RENT & DEPOSIT

£495 PCM plus Deposit of £495

TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, telephone and is responsible for Council Tax. The Tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

Our Services

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