



REDGRAVE CLOSE, ST JAMES VILLAGE  
£675 PCM







## DESCRIPTION

Redgrave Close is located on this popular residential development of St James Village, Gateshead. This ground floor apartment has a great location for those looking for easy commuting routes to Gateshead, Newcastle and Sunderland. The felling Bypass is on the doorstep with the Tyneside Metro being a short walking distance away. The property has a secure entry phone system and comprises of open plan lounge/diner and modern fitted kitchen with cooking appliances, bathroom with shower, two bedrooms and the master having an en suite shower room. Externally there is an allocated car parking space.



## LOUNGE/DINER

16' 9" x 10' 7" (5.11m x 3.23m) Having laminate flooring, two UPVC windows allowing plenty of natural light, central heating radiator and open to the kitchen area.

## KITCHEN

8' 10" x 8' 1" (2.69m x 2.46m) Grey coloured wall and base units, integral gas hob, electric oven, cooker hood, integral sink unit, integrated fridge/freezer, part tiled, UPVC window and plumbing for automatic washing machine.



## ENTRANCE HALL

Laminate flooring, central heating radiator and storage cupboard.

## BATHROOM

6' 7" x 5' 7" (2.01m x 1.7m) Three piece white suite comprising of a panelled bath, pedestal wash basin, low level w.c, part tiled walls, tiling to the floor and walls and fitted with an extractor fan



## BEDROOM ONE

12' 1" x 8' 6" (3.68m x 2.59m) Located to the rear of the property and having a UPVC window and central heating radiator. Access to ensuite.

## EN-SUITE

7' 4" x 4' 10" (2.24m x 1.47m) Having a step in shower enclosure, pedestal wash basin, low level w.c, part tiled walls, tiling to the floor, UPVC window and extractor fan.

## BEDROOM TWO



8' 2" x 7' 8" (2.49m x 2.34m) UPVC window and central heating radiator.

#### EXTERNAL

There is a allocated car parking space and communal maintained garden to the rear.

#### DISCLAIMER

One months rent in advance = £675

One months rent as a damage deposit = £675

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

