



FRIARS WHARF, GREEN LANE
RENT £500 PCM





DESCRIPTION

Carousel presents this ground floor one bedroom apartment located in Friars Wharf development, Gateshead. Ideal for professionals the peaceful riverside development has great transport links to both Newcastle and Sunderland. The property comprises of open plan kitchen and lounge, the kitchen benefits from a fridge/freezer, cooking appliances, washing machine/dryer. The lounge includes a leather sofa and coffee table. The Bedroom offers a double bed, bedside table and wardrobes. There is a Bathroom W/C, which includes a shower over the bath. Triple glazing, under floor heating and an allocated parking space are also included in the rent. Call Carousel today to arrange a viewing.

ENTRANCE HALL

The property has a secure entry phone system to access the accommodation.

LOUNGE

Includes a glass coffee table and a black leather sofa. Venetian blinds and cream coloured walls and carpet.

KITCHEN

The kitchen facilities includes a ceramic hob, electric oven with a stainless steel extractor hood and a stainless steel splash back. Light wood effect wall and floor unit incorporating grey work surfaces and up stand, with integral stainless steel sink unit and mixer tap. A fridge/freezer and washer dryer are also included. The kitchen has vinyl floor covering.



BEDROOM

The bedroom includes a double bed with a mattress, black ash wood effect bedside table and matching double wardrobe, venetian blinds and cream colored walls and carpet.



BATHROOM

Bathroom includes a rectangular bath with an overhead thermostat shower and a glass shower screen. Pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.

EXTERNAL

Allocated car parking space and maintained gardens surrounding.

DISCLAIMER

One months rent in advance = £500

One months rent as a damage deposit = £500

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	72 c	74 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 are 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

