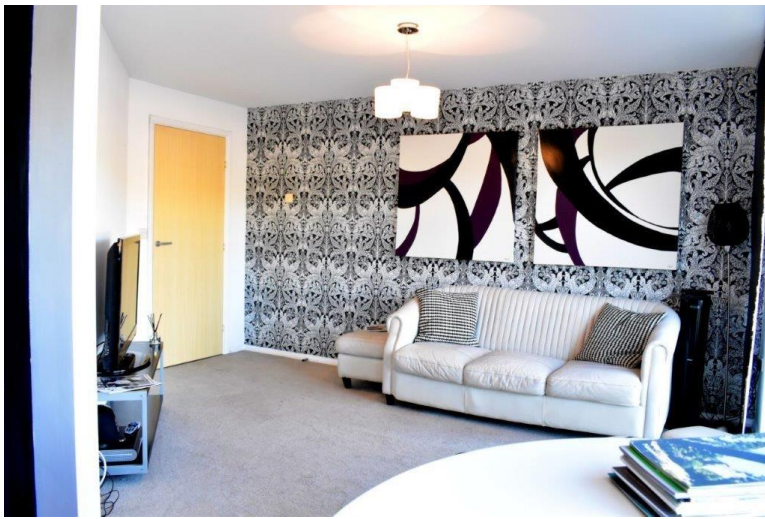




**Carouse**  
EstateAgents 

FRIARS WHARF, GREEN LANE  
£625 PCM





## DESCRIPTION

An immaculately presented third floor apartment in this modern riverside development, offered to the market on a furnished basis. This luxury apartment benefits from under floor heating, triple glazing, a balcony enjoying views over the river Tyne as well as allocated parking and a secure communal entry system. Briefly comprising of entrance hallway, one master double bedroom with fitted wardrobes, and open plan lounge, kitchen and breakfast area and a bathroom fitted with a three piece white suite. Viewing recommended.

## GROUND FLOOR

Communal entrance door with secure entry system leading to communal hallway with stairs to all floors.

## ENTRANCE HALL

Hardwood entrance door to hallway with a built in cupboard.

## LOUNGE

14' 3" x 10' 8" (4.34m x 3.25m) Sliding patio doors to balcony enjoying views over the River Tyne and under floor heating.

## KITCHEN

9' x 8' (2.74m x 2.44m) Modern fitted high gloss wall and base units with wood effect worktops, integrated oven, hob and chimney style extractor hood, integrated fridge and freezer, one and a half bowl stainless steel sink, plumbing for washing machine, spot lights, tiled floors and under floor heating, window to front overlooking the River Tyne.

## BATHROOM

8' 8" x 6' 8" (2.64m x 2.03m) Three piece white suite comprising panelled bath with shower over, pedestal hand wash basin, low level w.c., partial tiling to walls, tiled floor, underfloor heating and integrated spotlights to ceiling.

## MASTER BEDROOM

12' 10" x 8' 10" (3.91m x 2.69m) Window, fitted wardrobes and under floor heating.

## EXTERIOR

Communal grounds and gated allocated parking.

## WE REQUIRE

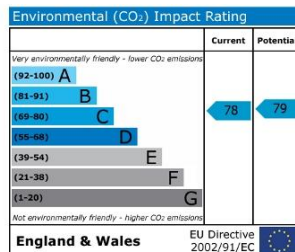
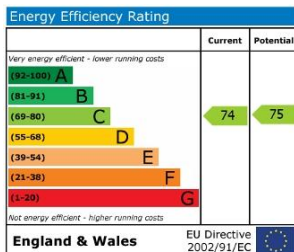
One months rent in advance = £650

One months rent as a damage deposit = £650

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





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

