

TO VIEW PROPERTIES CONTACT

sales@tyneandcountry.com or telephone **01207 260 707**



Tyne & Country The Spetchells Centre, 58 Front Street, Prudhoe, Northumberland NE42 5AA

www.tyneandcountry.com



Tyne & Country

REAL HOMES FOR REAL PEOPLE

3 Park Place Apartments, Consett



£450 Per calendar month

SALES • LETTINGS • INVESTMENTS • PROPERTY MANAGEMENT • BUILDING WORKS

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Available from 28th March 2020 TWO BEDROOM THIRD FLOOR FLAT AVAILABLE TO LET WITH SECURE PARKING. Video entry system, electronic gated car park with allocated parking bay, Briefly comprises: hallway, living room, kitchen with appliances, two bedrooms, master en-suite, bathroom, gas central heating, double glazing, The property is available unfurnished. Convenient for Consett Town Centre offering a variety of Supermarkets, shops and facilities as well as good transport links to Newcastle Gateshead Metro Centre and surrounding area's. **AVAILABLE NOW,**

Accommodation Comprises

Communal Entrance

Stairs to all floors.

Entrance Hallway

Entrance door to hall, video entry phone, central heating radiator.

Kitchen 3.99m x 2.01m

Fitted with wood effect wall and base units with contrasting work surfaces over, integrated stainless steel electric oven with gas hob and extractor hood over, integral fridge freezer, washer/dryer, dishwasher, stainless steel sink and drainer, splash back tiling, wall mounted central heating boiler, laminate flooring spot lighting to ceiling, radiator.



Living Room 5.11m x 3.81m

Two double glazed windows, two radiators, access to:



Bedroom One 3.99m x 2.69m

Double glazed window, central heating radiator, door to:



En-Suite Shower Room

Fitted with a walk in shower cubicle with sliding doors, low level w.c., wash hand basin, tiling to walls, heated towel rail, tiled flooring, double glazed window.



Bedroom Two 3.99m x 2.11m

Double glazed window, radiator.



Bathroom

Fitted with a white suite comprising panelled bath, low level w.c., wash hand basin, ceramic tiling to walls and floor, heated towel rail, extractor fan, radiator.



Externally

Security gated entry with remote operation and allocated parking space, gated pedestrian access into stone paved courtyard and car park.

VIEWING ARRANGEMENTS

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION. VENDORS ARE NOT OBLIGED TO SHOW YOU AROUND THE PROPERTY WITHOUT DUE NOTIFICATION

TENANT OBLIGATIONS

THE TENANT IS RESPONSIBLE (UNLESS OTHERWISE INFORMED IN WRITING) FOR THE CONNECTION AND PAYMENT OF ALL UTILITIES INCLUDING GAS, ELECTRIC, WATER, TELEPHONE & COUNCIL TAX. THE TENANT MUST KEEP THE PROPERTY AND ITS' CONTENTS AND GROUNDS IN GOOD CLEAN CONDITION THROUGHOUT THE TERM OF THE TENANCY. IT IS THE RESPONSIBILITY OF THE TENANT TO CONTACT THE RELEVANT UTILITY COMPANIES AT THE BEGINNING AND AT THE END OF THE TENANCY.

PROOF OF RESIDENCY

We must also obtain proof of current residency for each tenant prior to signing a Lease. the only proofs of residency that we will accept are: a driving licence showing current address, a recent (no Older than 3 months) gas, electric, water, telephone/mobile bill, or a recent council tax bill showing your name and current address. We will not accept bank or building society statements/benefit books/post office books/as these can be sent to any address and do not prove residency at a particular address.

OPENING HOURS

OUR OFFICE IS OPEN MONDAY TO FRIDAY 9.00AM UNTIL 5.00PM AND ON SATURDAYS 10.00AM UNTIL 2.00PM. OUT OF THESE HOURS THERE IS AN ANSWERING SERVICE AND YOU CAN ACCESS ALL OF OUR PROPERTIES BY LOGGING ONTO www.rightmove.co.uk and www.tyneandcountry.com

MEASUREMENTS

ALL MEASUREMENTS ARE TAKEN WITH A SONIC MEASURER. THEY ARE NOT 100% ACCURATE AND ARE GIVEN AS A GUIDELINE ONLY. PURCHASERS MUST SATISFY THEMSELVES WITH REGARD TO ROOM MEASUREMENTS PRIOR TO COMMITTING TO A PROPERTY.

PROFESSIONAL MEMBERSHIPS

Tyne and Country are members of The Property Ombudsman for Estate Agency and The Deposit Protection Scheme.

COSTS TO TENANTS

THE FOLLOWING CHARGES APPLY IN ALL CASES OF GRANTING A TENANCY: AN ADMINISTRATION FEE OF HALF A MONTHS RENT PLUS VAT, SUBJECT TO A MINIMUM FEE OF £360.00 inc vat VAT. ONE MONTHS RENT IN ADVANCE. A BOND OF ONE MONTHS RENT PLUS £50.00* Please NB. This may increase up to an extra £100 if Landlord allows pets.

AGENTS DISCLAIMER

