

36 The Wills Buildings, Wills Oval



£650 Per month

**** FURNISHED **** LOVELY LOCATION **** SECURE & VERY STYLISH BUILDING **** PARKING ACCESS **** AVAILBLE NOW **** ENERGY RATING C ****

To let on a furnished basis, this apartment is ground floor within the spectacular Wills Building and offers comfortable accommodation which is available now.

The apartment has a mezzanine level where there is a shower room, storage and a possible bedroom and the lower level has an attractive living room (front facing), a double bedroom, a bathroom, a storage room and re-fitted kitchen (appliances all built in). The property has a secure entry system, parking access, double glazing and central heating.

Viewings are highly recommended, call next2buy ltd to arrange - 0191 2953322.

THE PROPERTY COMPRISES

THE WILLS BUILDING

The Wills Building is a well-known landmark in Newcastle upon Tyne. It was built in the Art Deco style as a cigarette factory in the late 1940s for W. D. & H. O. Wills. It is situated on the New Coast Road from Newcastle upon Tyne to the Billy Mill roundabout in North Shields, and overlooks the Wallsend golf course. It was originally built with the office block facing onto the New Coast Road with the factory itself forming the wings and rear of the building, making the whole factory complex into a quadrangle. The complex included a theatre and leisure facilities for the staff.

ENTRANCE

There is an impressive entrance hallway into this grade II listed building and there is a lift and staircase to all floors. The apartment is ground floor in the West Wing and hallways and landings are stylish, well maintained and have motion activated lighting.

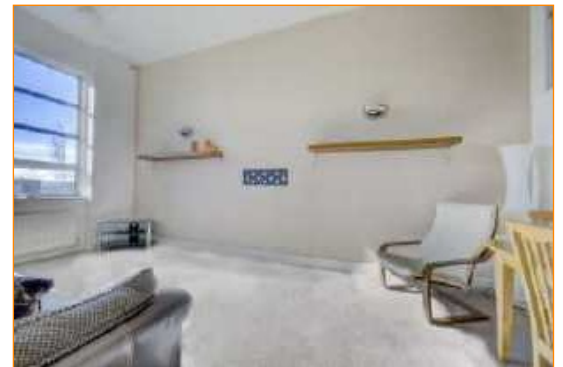


HALLWAY

Radiator and access to....

LIVING ROOM

19'6" x 10'4" (5.94m x 3.15m) Double glazed window and radiator. Sofa and TV unit.



KITCHEN

9'11" x 10'1" (3.02m x 3.07m) Part tiled walls, re-fitted with a range of floor and wall units, counters and sink, electric hob oven and fitted with integral fridge, freezer, dishwasher and washing machine.



BATHROOM

7'3" x 6'5" (2.21m x 1.96m) Part tiled walls and laminate flooring, radiator and fitted with a three piece suite.



BEDROOM

13'9" x 10'5" (4.19m x 3.18m) Double glazed window and radiator. Double bed and bedside cabinets.

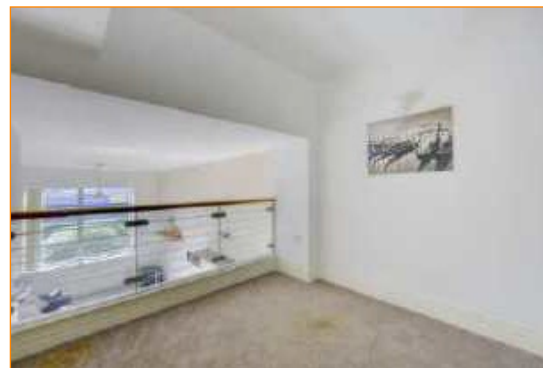


STAIRS TO MEZZANINE FLOOR

Leading to...

BEDROOM/STUDY AREA

9'0" x 13'6" (2.74m x 4.11m) Galleried over the rear end of the living room, storage cupboard and access to...



SHOWER ROOM

5'1" x 7'6" (1.55m x 2.29m) Part tiled walls, radiator and fitted with a three piece suite including a shower cubicle.



PARKING

There is parking access to the front of the building.

ARLA

Next2buy Ltd is a member of ARLA, www.arla.co.uk. We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm
 One month's rent in advance: £350.00
 Damage Deposit:£400.00

Total; £750.00 (inclusive of VAT)

These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc. The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

Tenant Obligations

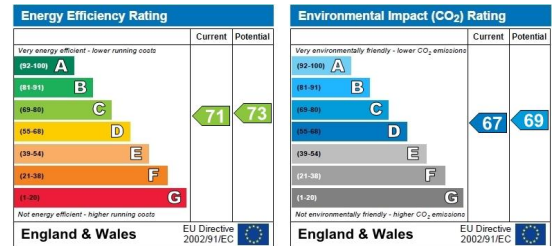
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
 Monday 9am - 6pm
 Tuesday 9am - 6pm
 Wednesday 9am - 6pm
 Thursday 9am - 6pm
 Friday 9am - 6pm
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME
 DAY/DATE
 VENDORS NAME (S)

QR CODE

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