

155 North Road, Wallsend



**£475 PCM**

To let on an UNFURNISHED basis, this two bedroom GROUND FLOOR FLAT is very nicely situated in North Road, close to RICHARDSON DEES PARK, and offers a great standard of accommodation, and is AVAILABLE NOW. The flat has two bedrooms, an attractive living room and a good sized kitchen and bathroom. Wallsend METRO STATION, is under 1/2 a mile away and all Wallsend amenities are close by; restaurants, bars, shopping and medical services.

Council tax band A. Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322.

## The Property Comprises

### Entrance

UPVc door into Hallway - radiator, laminate flooring and an under stairs cupboard.

### Living Room

14'1" x 11'2" +alvoce &cupboard (4.30 x 3.40 + alvoce & cupboard) UPVc double glazed window and radiator. Laminate flooring.



### Bedroom 1

14'6" +bay x 14'7" (4.42 + bay x 4.45) UPVc double glazed window bay window and radiator, decorative coving, wooden fire surround and a gas fire.



### Bedroom 2

14'1" x 7'6" (4.30 x 2.28) UPVc double glazed window and radiator. Laminate flooring.



### Kitchen

9'5" x 7'9" (2.86 x 2.35) UPVc double glazed window and radiator. Door to the rear yard, fitted with floor and wall units, counters and sink, integrated fridge, freezer, gas hob, and an electric oven.



### Bathroom

UPVc double glazed window and radiator. Part tiled walls and fitted with a white suite and a shower over the bath.



### Externally

There is a private yard to the rear and on street parking, with a permit, to the front.

### ARLA

Next2buy limited is an ARLA Licensed Member. Licence No.: M0043763

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)

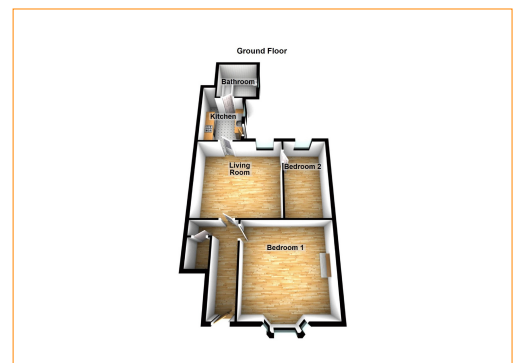
These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.

The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

### Tenant Obligations

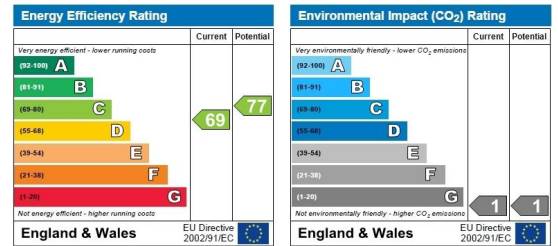
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

### 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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[www.next2buy.com](http://www.next2buy.com)

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