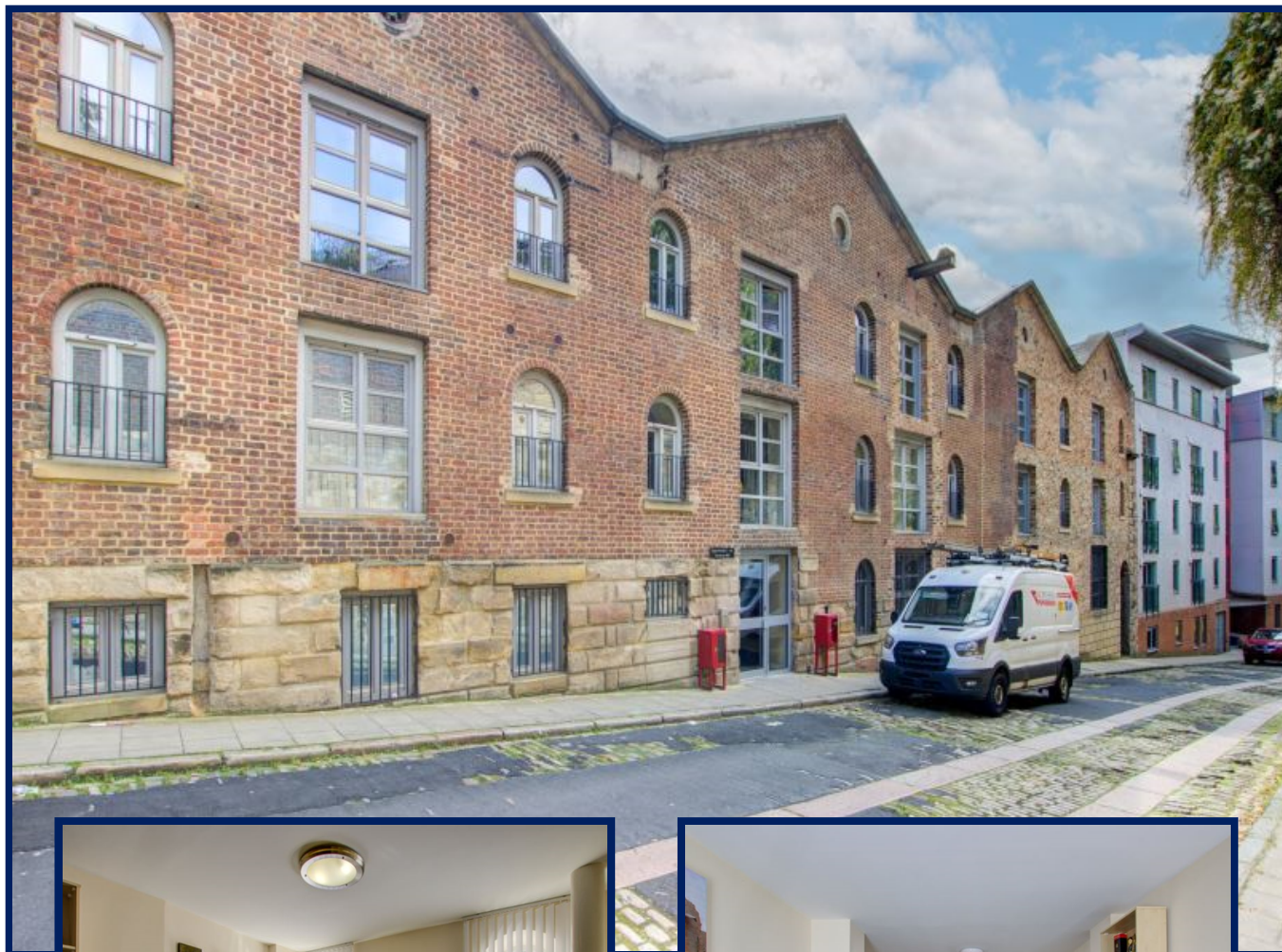




mansons

RESIDENTIAL SALES & LETTING CONSULTANTS



Hanover Mill, Quayside, Newcastle upon Tyne

Flat / Apartment

1 Bedrooms

£895PCM

EPC: B

Key Features

- Furnished
- One Bedroom
- Furnished Basis
- Great Location
- EPC Rating B
- Council Tax Band C
- Allocated Parking

Summary

Mansons are delighted to bring to the rental market this one-bedroom, fifth-floor apartment located in Hanover Mill on Newcastle's Quayside. Situated within walking distance of cultural venues, contemporary bars & restaurants, it also has great road & rail links to Newcastle City Centre and the surrounding areas.

The accommodation on offer comprises; communal entrance with reception hall, lift & stairs to the fifth floor, entrance hallway, living room, open plan to kitchen, one bedroom and a bathroom.

Benefitting from an allocated parking space, security intercom, and night storage heating, viewings are strongly recommended to appreciate the accommodation on offer.

Directions

Once a busy industrial area, Newcastle Quayside has been redeveloped, with art, music & cultural venues as well as stunning properties on the river. Home to contemporary bars & restaurants it also features the Sunday market and great road & rail links to Newcastle and surrounding areas.

Accommodation

Communal Entrance

Reception Hall

Entrance to Apartment (Fifth Floor)

Hallway (Fifth Floor)

3.35m (11'0") x 1.22m (4'1")

Intercom, night storage heater, and cupboard housing the hot water cylinder.

Living Room (Fifth Floor)

6.63m (21'10") x 3.04m (10'0")

Night storage heater and open plan to kitchen.

Kitchen (Fifth Floor)

3.37m (11'1") x 1.75m (5'9")

Fitted wall and floor units, stainless steel sink and drainer unit, integrated ceramic hob, electric oven, extractor canopy, microwave oven, fridge/freezer, tiled splash back, plum...

Dining room

Bedroom One (Fifth Floor)

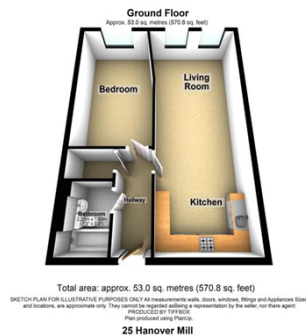
4.99m (16'5") x 2.95m (9'9")

Electric heater.

Bathroom (Fifth Floor)

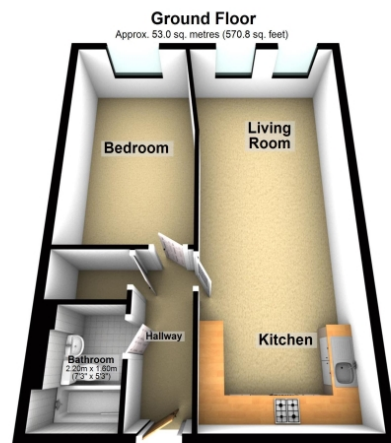
2.20m (7'3") x 1.43m (4'9")

white suite, bath with rinser shower over the mixer taps, glazed screen, basin with storage below, WC, fully tiled walls and floor, shaver socket, electric chrome heated towel rail...



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note

Mansons Property Consultants act for themselves and for the vendors or lessors of this property and have prepared these details for guidance purposes only. All descriptions, dimensions, references to condition and orientation are given without responsibility and intending purchasers/tenants should satisfy themselves by inspection or otherwise.

We do not have any authority to make or give any representation as to the age, quality, state, condition or fitness of the property. Purchasers/Tenants must rely on their own enquiries.

Mansons Property Consultants are a member of the following client money protection and redress schemes:

UKALA Client Money Protection (member number 084477)
The Property Ombudsman (TPO) (Redress Scheme)

Tenancy Agreement

All our properties are let on a 6 or 12 month Assured Shorthold Lease, subject to landlord's approval.

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.

Holding Deposit

We require a holding deposit which will be equal to one weeks rent and will secure a property whilst we carry out reference checks via a specialist referencing firm.

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 their offer or the property from the market or if the landlord decides the completed 'PASS' references are unsatisfactory.

IN PART – If the tenant(s) withdraw their offer and referencing has commenced but has not yet been completed, then a charge up to the full amount can be deducted to cover any costs accumulated.

If the tenant(s) provided false or misleading referencing information or fail Right to Rent checks and the landlord is unable to re let the property by the estimated tenancy start date below, a charge up to the full amount can be deducted to cover any costs accumulated.

BEFORE YOU MOVE IN:

- Pre-tenancy holding fee: is equal to one weeks rent. Please note, this is deducted from the first month's rent

DURING YOUR TENANCY:

- Rent payments
- Utility services such as gas, electricity or water.
- Change of tenant during your tenancy fee £108.00 (inc VAT).
- When a tenant requests early termination of the tenancy agreement and the landlord agrees, a fee not exceeding £360.00 (inc VAT) will be applicable to cover costs associated with, referencing and marketing. The tenant will be liable for the rent until suitable replacement tenant secured and until the new tenancy commencement date is agreed.
- Unpaid/late rent: This will be charged at 3% interest above the Bank of England base rate per year once the rent is 14 days overdue, until the rent arrears are paid up to date.
- If you do not respond to the letters about arrears, and as a result we or our agent have to visit you at home, you will pay our reasonable costs of not more than £50.00 (inc VAT). You can avoid this by keeping in contact.
- Other fees and charges; Charges would apply dependent on nature of the landlord's items lost or damaged (tenant fault).
- Where keys, fobs or remote controls are lost, if we wish to assist you, we will charge the actual cost of a replacement if you collect the required item(s) from our office. If we have to meet you at the property, we will charge our time at £18.00 inc VAT per hour plus the cost of the lost item(s). If the keys, fobs or remote controls are lost outside of business hours you must contact an emergency locksmith and pay the cost(s) yourself. We have neither a contractual or statutory obligation to assist with lost keys, fobs or remote controls. If you want extra keys for other family occupiers, you will have to arrange and pay for this yourself. Extra keys would also need to be confirmed in writing to Mansons.

ENDING YOUR TENANCY:

- Ending your tenancy: No charge applicable
- Ending your tenancy early: With written consent from Mansons the tenant may end the tenancy early and is required to cover the costs of deposit lodgement at £54.00 (inclusive of VAT)

We accept payment by debit cards and electronic bank transfer

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

Please note that Mansons Property Consultants are also a member of the following client money protection and redress schemes:

The Guild of Professional Estate Agents Policy with W.R. Berkley Insurance (Client Money Protection)
The Property Ombudsman (TPO) (Redress Scheme)

