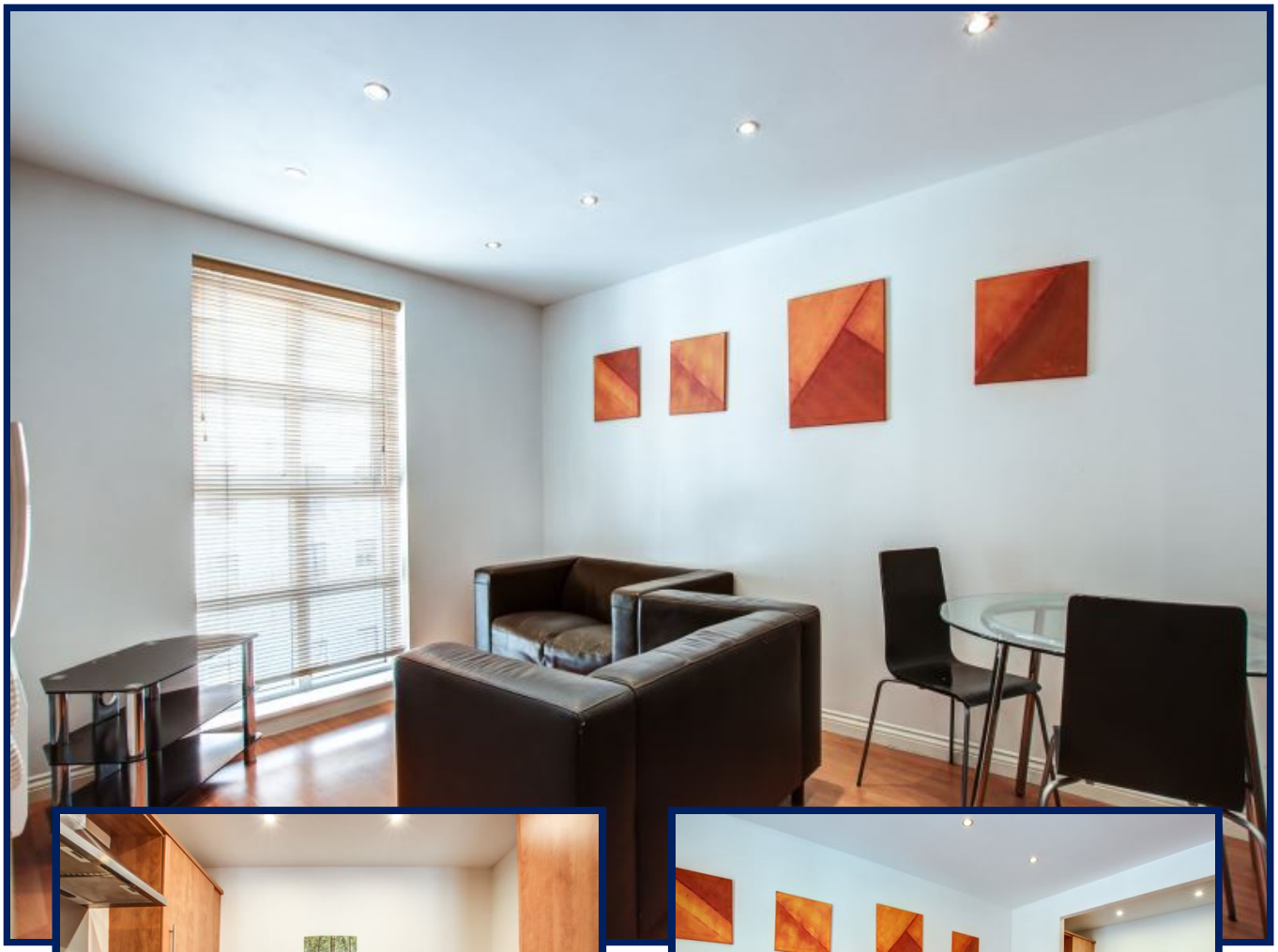
mansons
RESIDENTIAL SALES & LETTING CONSULTANTS



Curzon Place, Gateshead Quayside, Newcastle

Apartment

2 Bedrooms

£950PCM

EPC: C

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VAT REGISTRATION NO. 756012155 | COMPANY REGISTRATION NO. 04167689

Key Features

- Furnished
- Two Bedrooms
- Excellent Location
- EPC Rating C
- Car Parking Space
- Council Tax Band B
- Second Floor Apartment

Summary

AVAILABLE 2ND NOVEMBER * TWO BEDROOMS * FURNISHED * SECOND FLOOR APARTMENT * PARKING SPACE * EXCELLENT LOCATION * EPC RATING C * COUNCIL TAX BAND B

Mansons are pleased to welcome to the rental market on a furnished basis, this two bedroom, second floor apartment in the Gateshead Quayside area.

Comprising entrance, open plan living/dining and kitchen, bedroom one with en-suite, second bedroom and main bathroom. The property comes with parking for one car and is warmed by electric heating and double glazed windows.

Viewings highly recommended.

Directions

Once a busy industrial area, Newcastle & Gateshead Quayside area has been redeveloped, with art, music & culture venues and stunning properties. Home to contemporary bars & restaurants, the famous Sunday market and great road & rail links to Newcastle and surrounding areas.

Accommodation

ENTRANCE

Communal entrance to second floor.

PROPERTY ENTRANCE

Storage cupboard housing water tank and intercom system.

LIVING / DINING ROOM

5.65m (18'7'') x 2.89m (9'6'')
Open plan to kitchen.

KITCHEN

Wall & floor units with upstand, electric oven & hob with overhead extractor, integrated fridge/freezer, slimline dishwasher, stainless steel sink with drainer & mixer tap.

BEDROOM ONE

3.23m (10'8'') x 2.89m (9'6'')
Fitted wardrobe & drawers and door leading to...

EN SUITE

Fully tiled walls & floor, shower cubicle with glazed screen, WC, basin and shaver socket.

BEDROOM TWO

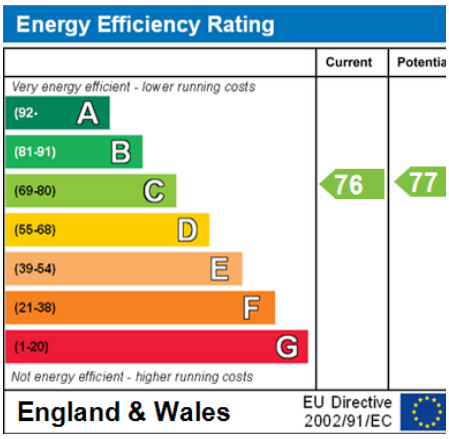
2.79m (9'2'') x 2.77m (9'2'')

BATHROOM

White suite with tiled walls, bath with mixer tap & shower, WC, basin and shaver socket.

EXTERNAL

Space for one car allowed in underground parking area.


Energy Efficiency Rating
Current
Potentia
Very energy efficient - lower running costs
(92- A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
77
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)