



- 2 Bed First Floor Flat
- Entry Phone System
- Sought After Location
- Council Tax Band D / EPC Rating C

- Larger Style Apartment
- 19' Lounge with Bay
- Adjacent Garage

- Views over Playing Fields
- Archway to Dining Room
- Communal Gardens

\*\*\*AVAILABLE NOW\*\*\* A 2 bedroomed self contained 'larger style' first floor flat, occupying an excellent location in this purpose built block. Available unfurnished and for a minimum term of 12 months, this well presented flat enjoys a lovely aspect over playing fields. With gas fired central heating, sealed unit double glazing and security entry system, the Entrance Hall leads to stairs to a particularly spacious First Floor Landing, with generous storage, cloaks and airing cupboards and access to the loft via a retractable ladder. The focal point of the 19' Lounge is a coal effect real flame gas fire set within a lovely stone surround and there is a bay to the front. An archway opens to the Dining Room, whilst the Kitchen is fitted with a good range of units with split level oven, 4 ring gas hob with concealed extractor over and there is also a fridge, freezer, autowasher and tumble drier. Bedroom 1 is fitted with wall to wall wardrobes and, along with Bedroom 2, has a pleasant open aspect. The Bathroom/WC has a white suite comprising low level wc, pedestal wash basin with vanity shelf over and 'P' shaped bath with mains shower over, curved shower screen and fully tiled surrounds. The Garage is adjacent to the flat and has an up and over door.

Mayfair Gardens is set around communal gardens, well tended and maintained and there is visitor and residents parking. The property is well placed for local amenities including the park, shops including Waitrose, a wide variety of sporting and leisure facilities and a good range of pubs and restaurants. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.

#### Entrance Hall

#### First Floor Landing

Lounge 15' x 19'8 (into bay) (4.57m x 5.99m (into bay))

Dining Room 10' x 9'2 (3.05m x 2.79m)

Kitchen 11'9 x 9'2 (3.58m x 2.79m)

Bedroom 1 12'2 x 11'10 (3.71m x 3.61m)

Bedroom 2 9'10 x 8'10 (3.00m x 2.69m)

Bathroom/WC 9'6 x 6'9 (2.90m x 2.06m)

#### Garage

#### Information For Tenants - Fees

On the commencement of the tenancy we will require the first month's rent (£895) plus a security bond of £895 - being £1,790, minus 1 weeks rent that has already been taken as holding deposit. Please note that if pets are to be housed (subject to Landlord's consent prior to application) the Landlord may require an increased bond to cover extra wear and tear. The security bond will be returned at the end of the tenancy, without interest, provided all the conditions of the tenancy have been fulfilled.



Energy Performance: Current C Potential C

Council Tax Band: D

Newcastle International Airport 1.91M

Newcastle Central Railway Station 9.17M

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.