



78 Greystoke Avenue, Sandyford, NE2 1PN
£750 Per Month

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Two Bedroomed Ground Floor Flat located beside the shops and cafes of Sandyford and close to Newcastle City Centre with gas central heating,

Comprises : Hallway, Lounge, Kitchen with hob/oven, Bathroom with white suite and shower, Two Bedrooms. Town garden to front and yard to rear.

EPC Rating C. Available Now!

RENTAL INFORMATION

COUNCIL TAX: A
EPC RATING: C
RENT: £750 pcm
TERM: 6 month initial term
DEPOSIT: £865.00
HOLDING FEE: £170.00
PROPERTY TYPE: Ground Floor Flat.
CONSTRUCTION: Traditional
UTILITIES: Mains electric, gas, water and drainage.
PARKING:

GROUND FLOOR

Hallway

Storage cupboard.

Front Bedroom

15'9" into bay x 12'10" (4.8 into bay x 3.9)
UPVC double glazed bay window. Central heating radiator. New carpet.

Rear Lounge

14'9" x 12'2" (4.5 x 3.7)
UPVC double glazed window. Central heating radiator. New carpet.

Rear Bedroom

11'2" x 7'7" (3.4 x 2.3)
UPVC double glazed window. Central heating radiator. New carpet.

Kitchen

9'2" x 7'10" (2.8 x 2.4)
Beech effect units with round edged work surfaces incorporating stainless steel bowl and drainer. Gas hob. Electric under oven. Tiled splash back. UPVC doubler glazed window. Lino flooring.

Bathroom/w.c.

7'10" x 5'3" (2.4 x 1.6)
White suite comprising panel bath with shower over, low level w.c.,

pedestal wash basin. UPVC double glazed window. Central heating radiator. Lino flooring.

OUTSIDE

Front Garden

Small town garden to the front.

Rear Yard

Shared yrd to the rear.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C. A full copy of the report is available upon request.

DEPOSIT

DEPOSIT: £ 865.00

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at www.depositprotection.com

PROPERTY REDRESS SCHEME

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