



9 Falstaff Road, North Shields, NE29 7NS
£625 Per Month

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AVAILABLE NOW - Spacious Two Bedroomed First Floor Flat with gas central heating and UPVC double glazing.

Lobby with stairs to first floor Landing, Lounge, Kitchen with hob/oven, Two Bedrooms, Bathroom, Separate w.c. Garden area to the side.

RENTAL INFORMATION

COUNCIL TAX: Band A
EPC RATING: C
RENT: £625 pcm
TERM: 6 month initial term
DEPOSIT: £720
HOLDING FEE: £140
PROPERTY TYPE: Two Bedroom First Floor Flat.
CONSTRUCTION: Traditional
UTILITIES: All mains.
PARKING: On Street

GROUND FLOOR

Lobby

UPVC double glazed entrance door. Stairs with new carpet to :-

FIRST FLOOR

Landing

Single panel radiator.

Front Lounge

16'6" x 11'8" (5.05 x 3.56)
UPVC double glazed window. Double panel radiator. New carpet.

Front Bedroom

14'0" x 10'11" (4.27 x 3.33)
UPVC double glazed window. Single panel radiator. New carpet.

Rear Bedroom

12'4" x 11'9" (3.76 x 3.58)
UPVC double glazed window. Single panel radiator. New carpet.

Kitchen

9'1" x 6'4" (2.77 x 1.93)
A range of Wall and floor units with complimentary worktops. UPVC double glazed window. Single panel radiator. Storage recess with UPVC double glazed window.

Bathroom

6'2" x 7'2" (1.9 x 2.2)
White suite comprising panel bath with mixer shower taps, wash basin. Part tiled walls. UPVC double glazed window. Single panel radiator.

Separate w.c.

Low level w.c. UPVC double glazed window. Tiled walls.

OUTSIDE

Garden

Gardens to side and front.

TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, telephone and is responsible for Council Tax. The Tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

Our Services

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Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 77 |
| (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 | |