R.A Jackson & son
Est. 1830

# 78 Greystoke Avenue, Sandyford, NE2 1PN

## £750 Per Month

# 78 Greystoke Avenue, Sandyford, NE2 1PN

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: Periodic.
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

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

## CLIENT MONIES PROTECTION SCHEME

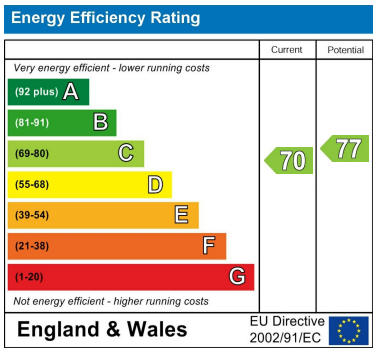
R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
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




18 Northumberland Square, North Shields, NE30 1PX
**T.** 0191 2571253 | **E.** sales@rajackson.co.uk
**www.rajackson.co.uk**

RICS