



**62 Wallington Avenue, North Shields, NE30 3QB**  
**£575 Per Month**



# 62 Wallington Avenue, North Shields, NE30 3QB

One bedroom first floor flat located in popular residential area within reach of a broad range of local facilities and amenities.

## RENTAL INFORMATION

COUNCIL TAX: A  
EPC RATING: C  
RENT: £575 pcm  
TERM: 6 month initial term  
DEPOSIT: £660  
HOLDING FEE: £130  
PROPERTY TYPE: First floor one bedroom flat  
CONSTRUCTION: Traditional  
PARKING: No parking allocated to the property. On street parking.

## GROUND FLOOR

### Communal Hallway/Stairs

Fitted blue carpet.

## FIRST FLOOR

### Landing

Fitted Blue Carpet.  
Central Heating Radiator.

### Kitchen

11'9" x 7'6" (3.60 x 2.30)  
Wall and floor units. Wall mounted central heating boiler.  
Central heating radiator. Lino flooring. Vertical window blinds.

### Living Room

12'1" x 15'1" (3.7 x 4.6)  
Grey fitted carpet. Patterned Rug. Central heating radiator.  
Vertical window blinds.

### Bathroom /WC

White suite comprising panel bath, wall mounted wash hand basin. Electric shower over bath, shower rail & curtain. Low level wc. Lino flooring. Central heating radiator.

### Bedroom

10'5" x 11'1" (3.2 x 3.4)  
Grey fitted carpet. Central heating radiator. Vertical window blinds.

## OUTSIDE

Small garden plot to front. Enclosed garden to rear. Small outhouse to rear of ground floor communal entrance hall.

## 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.

## COUNCIL TAX

Enquiries via the Direct.Gov Agency website indicates that the property is assessed under Council Tax Band A.

## 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](mailto:sales@rajackson.co.uk)

