





ENNIS COURT is a superbly presented, modern top floor apartment. The entrance hallway leads to the open plan living room, with breakfast bar and fitted kitchen. There are two bedrooms and a bathroom. In addition there is allocated parking for one vehicle.

#### LOCATION

Gateshead is a thriving town in the North East of England, situated on the southern bank of the River Tyne opposite Newcastle upon Tyne. The area offers excellent transport connections via the A1(M), Metro network and mainline rail services, making it an ideal location for commuters. Residents benefit from a wide range of amenities, including shopping, leisure facilities, restaurants, parks and highly regarded schools. Gateshead is also home to iconic attractions such as The Glasshouse International Centre for Music and Angel of the North, while nearby Newcastle upon Tyne provides an extensive range of retail, cultural and employment opportunities. Combining convenience, connectivity and a strong sense of community, Gateshead continues to be a popular choice for professionals, families and students alike.



## IMPORTANT INFORMATION

Postcode: NE8 3DQ.

Style of property: Top floor apartment.

Council tax band: A - Gateshead Borough Council.

EPC Rating: C.

Heating: Electric.

Parking: There is allocated parking for one car.

Appliances included: Oven, hob and extractor, fridge and freezer, washing machine.

Pets: Permission for pets will need to be requested beforehand and will be subject to the headlease.

Term: The landlord is ideally looking for a tenant who would like to stay long term.

Available from: Immediately.

What3words: ///salads.begins.modes

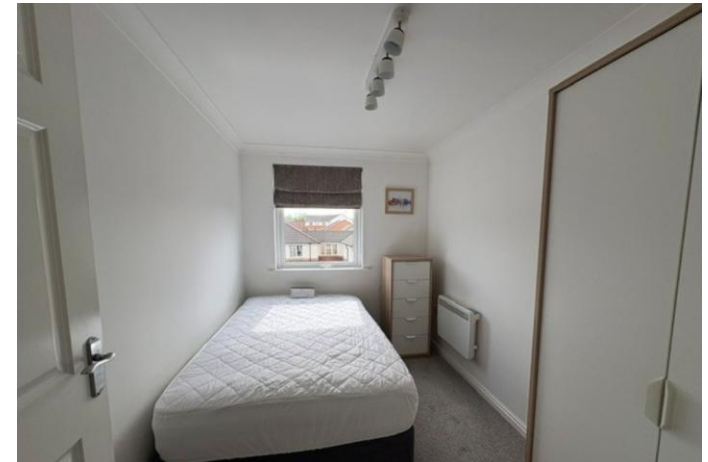
**WANT TO VIEW? THINGS YOU NEED TO KNOW BEFOREHAND IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.**


**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £27,000.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£207.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.



**Deposit:** The bond for this property is £1,038.00 This will be refunded at the end of the tenancy subject to terms and conditions.



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