



2 LORD STREET
SOUTH SHIELDS, NE33 3DB

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Two-bedroom flat on Lord Street, South Shields.

- Two bedrooms
- First floor
- Study
- Gas central heating
- Popular location
- Available immediately
- Council tax band A
- EPC rating D

£575 PER MONTH





DESCRIPTION

Two-bedroom first floor flat located on Lord Street in South Shields. The property comprises of living room, kitchen with a range of wall and base units, electric oven, extractor fan, plumbing for washing machine and space for fridge freezer. There is a separate study, two bedrooms and a family bathroom with bath, overhead shower, wash hand basin and WC.

SERVICES

Mains electricity, gas, water and drainage are connected.

CHARGES

The tenant will be required to meet all outgoings including council tax band A. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

£660 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our lettings particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.