

# Austerberry™

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Estate Agents

Letting and Management Specialists



3 Parkfields Close, Silverdale, Newcastle, ST5 6JY

PCM

£650 PCM

- A Ground Floor Flat
- Spacious Lounge
- Modern Bathroom
- Fully Modernised
- One Bedroom
- Fully Fitted Kitchen With Integrated Appliances
- Communal Gardens
- Cul-De-Sac Location

## A MODERNISED GROUND FLOOR FLAT IN A QUIET CUL-DE-SAC LOCATION

Available soon is this ground floor flat on Parkfields Close, Silverdale.

The accommodation briefly comprises; entrance hall, double bedroom, spacious lounge, fully fitted kitchen with integrated appliances and modern bathroom. There is plenty of storage space and two external storage sheds and residents have access to communal lawns to the rear of the building.

To find out more about the property or for more information on the application process, please visit our website. You can request an application form by e-mailing [lettings@austerberry.co.uk](mailto:lettings@austerberry.co.uk) with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



## ENTRANCE HALL

Wood style laminate flooring. Radiator. UPVC double glazed front door. Useful storage cupboard.

## BEDROOM

12'0" x 10'10" (3.66 x 3.30)

Grey fitted carpet. Radiator. UPVC double glazed window. Neutral decoration.

## BATHROOM

8'1" x 4'10" (2.46 x 1.47)

Tile effect vinyl flooring. Part tiled walls. White suite comprising bath with shower over, pedestal wash basin and wc. Radiator. UPVC double glazed window.

## LIVING ROOM

16'1" x 11'4" (4.90 x 3.45)

Fitted carpet. Radiator. UPVC double glazed window. Electric flame effect fireplace.

## KITCHEN

8'4" x 8'1" (2.54 x 2.46)

Tile effect vinyl flooring. Range of wall cupboards and base units with electric hob, oven and stainless steel extractor fan. Tiled splashback. Plumbing for

washing machine. UPVC double glazed window. Radiator. Additional storage cupboard.

## OUTSIDE

Communal lawns to the rear of the flat.

Additional external storage sheds.





**MATERIAL INFORMATION**

Rent - £650pcm

Deposit - £750

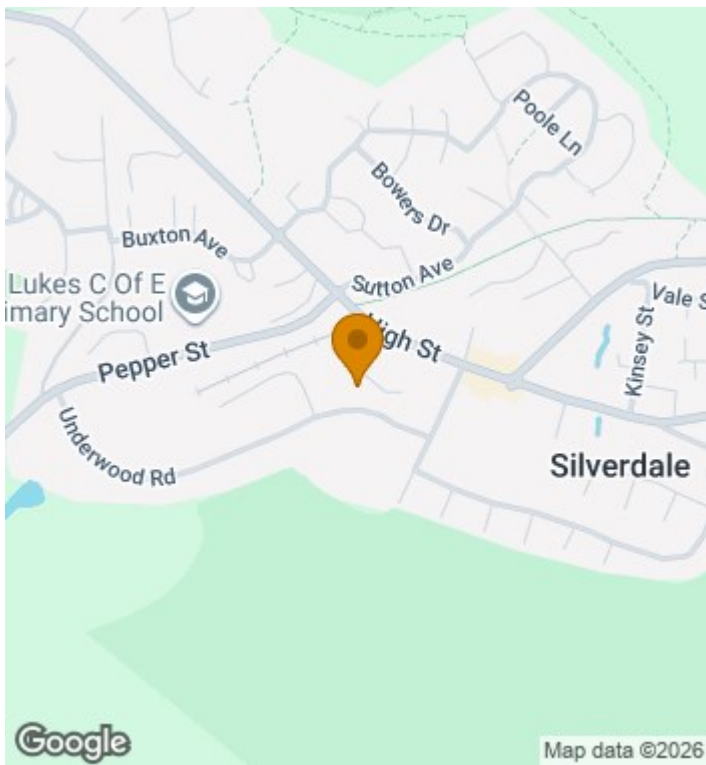
Holding Deposit - £150

Council Tax Band - A

Minimum Rental Term – 6 months

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PLEASE NOTE**

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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