



## 95 Sanderson Villas, Gateshead, NE8 3BU

**£795**

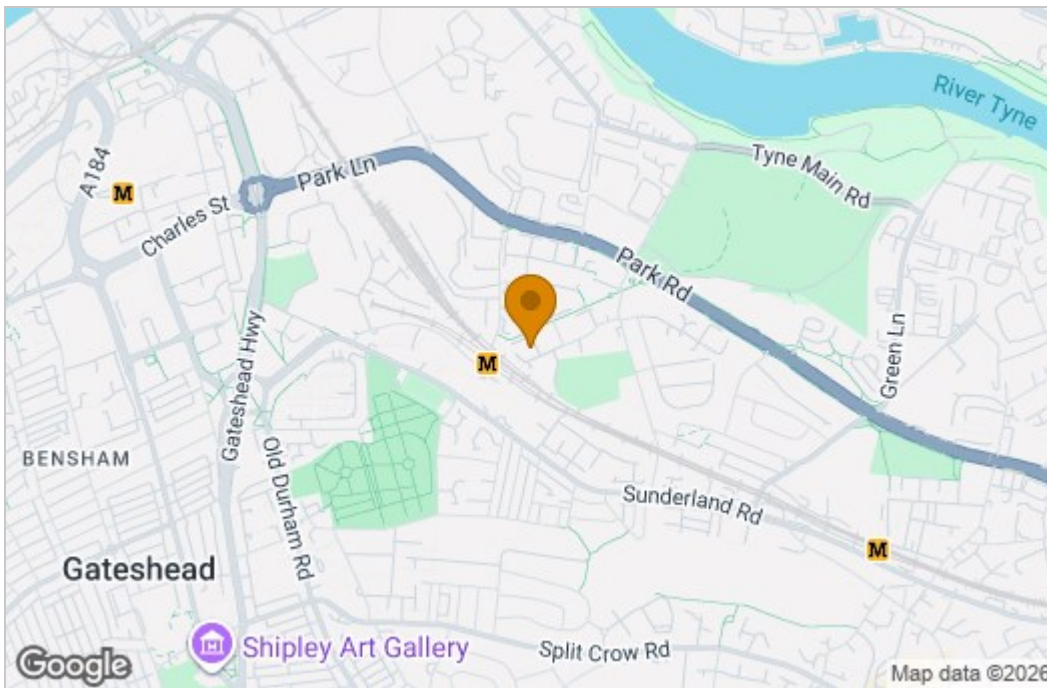
Two Bedroom Apartment, available mid March furnished

Bell Estate Agents are pleased to welcome to the rental market this well presented, furnished first floor flat situated within the popular development of St James Village. The internal accommodation briefly comprises of a secure communal entrance with stairs to the first floor. Starting the internal layout of the flat itself is a generous size entrance lobby and hall. There are two well proportioned double bedrooms, the largest of which has a walk in wardrobe, a three piece family bathroom with shower over bath and an open plan lounge/kitchen/dining room with laminate flooring, fitted kitchen with a range of wall/base units for storage and Juliette balcony overlooking the properties communal garden space. Parking is provided via an allocated space to the front of the property. Viewings are highly recommended.

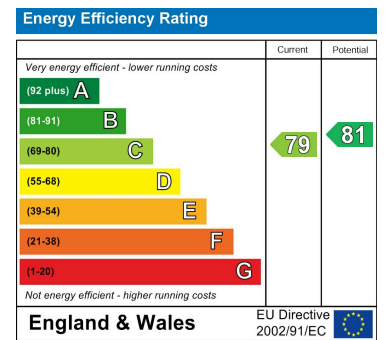


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.