



## 5 South Gables

Haydon Bridge, Hexham, Northumberland, NE47 6EQ

£725 pcm

A great example of a modern luxury two bedroom apartment in the heart of Haydon Bridge.

- First floor apartment
- Two bedrooms
- Allocated parking space
- West facing balcony
- Modern open plan living
- Infra-red heating
- Village location
- Energy efficiency rating A

**Tel: 01434 608980**

[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

A great example of a modern luxury two bedroom apartment in the heart of Haydon Bridge.

This well presented apartment offers a light open plan living space including a gloss fitted kitchen with integrated dishwasher, high level oven, induction hob and space for a full height fridge freezer. There are two double bedrooms and modern bathroom. The added balcony accessed by the living area creates a great space to sit and relax.

Externally there is a well-maintained communal entrance and one allocated parking space.



## LOCATION

The village benefits from many local amenities including a small supermarket and post office, newsagents, pharmacy, hair and beauty salon, social club and public houses. The village benefits from two great schools, Shaftoe Trust Academy and Haydon Bridge High School.

The village is ideal for commuting east to Newcastle and west to Carlisle due to its proximity to the A69, there is also railway station and regular bus services.



## SERVICES

Mains water, electricity and drainage are connected. Infra-red heating with solar energy.

## CHARGES

The tenant will be required to meet all outgoings including council tax band B. 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

£835 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.



## VIEWING

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

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