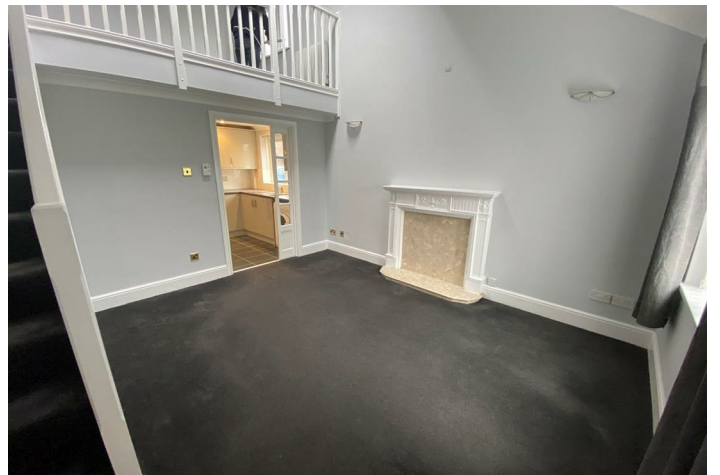




## 62 Murrayfield , Seghill NE23 7TF

- End 'Gemini' Apartment
- Excellent Position
- COMING SOON!
  - Bathroom
  - Parking
- Lounge
- Refitted Kitchen
- UPVC Double Glazing
- Double Bedroom
- Refurbished

**£625 Per Calendar Month**



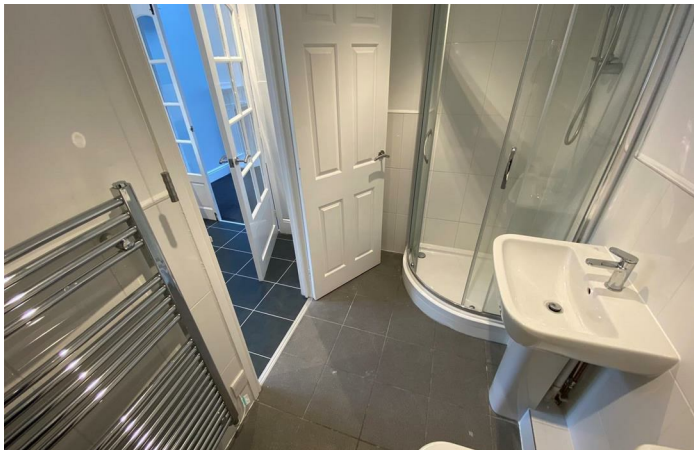


Internal inspection is essential to appreciate this well presented end Gemini Apartment on the popular Murrayfield Estate. The property would be ideal for a couple or single person.

This property comprises of a Lounge with a staircase leading to a Galleried bedroom, modern Kitchen with a electric oven and hob, washing machine and a fridge freezer and a modern shower room.

Externally there is a garden area to the front and side.

The property is available now.





## ACCOMMODATION

UPVC double glazed entrance door.

## OPEN PLAN LOUNGE

13'0"

UPVC double glazed windows to the front, feature fireplace with marble hearth and back. Staircase to first floor, two electric radiators, neutral decor, telephone point, staircase to first floor.

## BEDROOM

UPVC double glazed window to the side elevation, velux window, 'dimplex' electric radiator, sliding door wardrobes, loft access.

## KITCHEN

7'2"

UPVC double glazed window to the side elevation, fitted with a quality range of wall and floor units with roll top contrasting work tops, incorporating stainless steel sink unit with mixer tap, plumbing for automatic washing machine, extractor hood, ceramic hob and electric oven, partially tiled walls, spotlights, tiled effect flooring.

## BATHROOM

Comprising of walk in shower cubicle, pedestal wash hand basin, low level wc, partially tiled walls, shower screen, tiled effect flooring.

## EXTERNALLY

Garden areas to the front and side. Allocated parking.

## Disclaimer

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

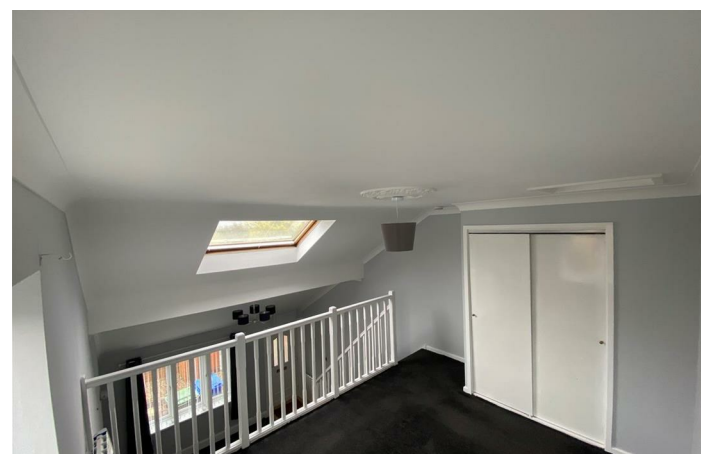
## OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

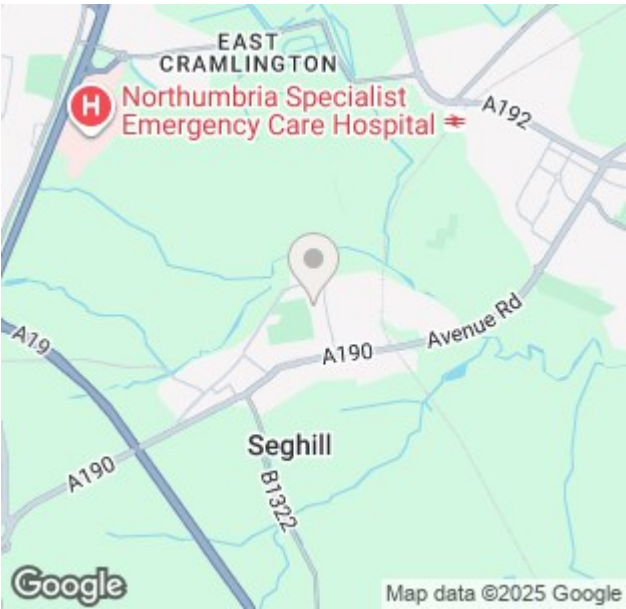
We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT






Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating E  
Deposit £625  
Furnishing Unfurnished



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.