



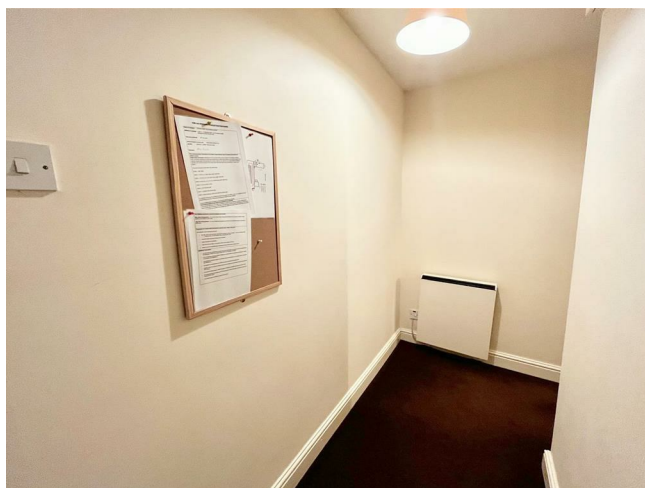
Flat 4, 24-26 Wilsons Lane, Pudding Chare, Newcastle Upon Tyne, NE1 1UE

£595 Per Calendar Month



## Key features

- ELECTRIC HEATING
- TOWN CENTRE LOCATION
- SECURE ENTRY
- ONE BEDROOM FLAT
- GROUND FLOOR
- IDEAL FOR SINGLE PERSON
- AVAILABLE MAY 2025
- COMMUNAL FREE LAUNDRY
- FITTED KITCHEN WITH APPLIANCES
- BATHROOM WITH SHOWER



## Description

Nestled in the charming area of Pudding Chare, Newcastle Upon Tyne, this delightful flat on Wilsons Lane offers a perfect blend of comfort and convenience. Ideal for individuals, the property features a well-appointed bedroom, providing a serene retreat after a long day. The flat boasts a welcoming reception room, perfect for entertaining guests or enjoying a quiet evening in.

The bathroom is thoughtfully designed, ensuring both functionality and style. Although the flat is compact, it maximises space efficiently, making it a cosy haven in the heart of the city.

Living in Pudding Chare means you are surrounded by a vibrant community, with local amenities, shops, and eateries just a stone's throw away. The area is well-connected, making it easy to explore all that Newcastle has to offer.

A home owner guarantor is required to rent this property.



First Floor Plan



#### COMMUNAL ENTRANCE

There is a communal hall that has coded access to all floors via staircase.

#### APARTMENT HALL

Storage cupboard, radiator and carpeted.

#### LOUNGE

14'7 x 9'9

UPVC window, electric radiator, storage cupboard and carpet.

#### KITCHEN

13'4 x 5'4

Having a range of modern coloured wall and floor units with contrasting work tops, integral stainless steel sink unit, electric cooker, small fridge/freezer, part tiled walls, UPVC window, extractor fan and lino flooring.

#### BEDROOM

12'9 x 8'3

Double bedroom with window, carpet and electric radiator.











#### BATHROOM

6'2 x 5'5

Spacious bathroom which comprises of a panelled bath with shower mixer tap, w.c, hand wash basin, part tiled, lino flooring, extractor fan.

#### DISCLAIMER LETTINGS

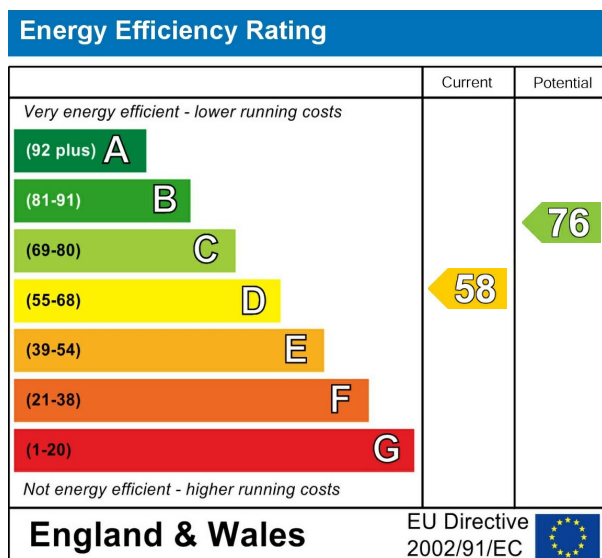
##### WE REQUIRE

One month's rent in advance = £595

One month's rent as a damage deposit = £595

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.



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