





- Three Bedroom
- Available Now
- Private Yard
- Excellent Amemities Nearby
- Viewing Recommended
- Maisonette
- Part Furnished
- Permit Parkiing
- Sought After Location
- Call For More Information





This two-bedroom, upper maisonette is positioned in a sought-after location in Newcastle. Available now and offered part furnished.

Located just a few minutes' walk from the vibrant Newcastle City Centre, this property offers a prime location with excellent transport links and amenities. With direct access to bus routes, the Metro system, and major roadways, commuting is a breeze. Whether you are heading to work or exploring the city's many attractions, everything you need is just moments away. The property is close to a wealth of shops and restaurants, making it perfect for those who enjoy the convenience of city living with all essential services right on your doorstep.

Integrally the property briefly comprises: - entrance and stairs to the first floor, spacious living/dining room, a well-appointed kitchen, one study and a modern bathroom WC with shower over the bath and vanity unit with storage. To the second floor there are two bedrooms the main with an en suite. Further benefits include gas central heating, double glazing, and broadband. Externally there is a private yard to the rear and permit parking.

Internal viewings are highly recommended. Contact our Gosforth office for more information on 0191 236 2070.

Council Tax band *A*.





The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 