

STUART EDWARDS



Brandling Place

Jesmond, Newcastle Upon Tyne NE2 4RS

- TOP CLASS RENTAL ACCOMMODATION
- CURRENTLY UNDERGOING RENOVATION
 - OPEN PLAN LIVING/DINING/KITCHEN
 - NEW BATHROOM & SHOWER ROOM
- NEW CENTRAL HEATING SYSTEM WITH HEAT SOURCE PUMP
- HIGHLY DESIRABLE LOCATION
- FABULOUS SPECIFICATION THROUGHOUT
 - NEW KITCHEN WITH APPLIANCES & BREAKFAST BAR
 - ALLOCATED PARKING SPACE & EV CHARGING POINT
 - EXCELLENT ACCESS INTO NEWCASTLE CITY CENTRE

£2,000

Council Tax Band: New Build
EPC Rating:

FULL DESCRIPTION

TOP CLASS rental accommodation situated in the HIGHLY REGARDED AREA OF JESMOND.
This ground floor apartment is available from mid November this stylish apartment is currently undergoing renovatory work with a premium specification throughout.
Boasting spacious layouts, high ceilings and top-tier finishes designed to enhance quality of life.
Accessed via a composite entrance door to its own private entrance hallway leading to the generously proportioned open plan living/dining/kitchen space, perfect for both relaxation and entertaining. The high-end kitchen enjoys contemporary matte white handleless wall and floor units, incorporating a breakfast bar with seating, durable silestone worktops, Franke Bell sink, integrated appliances and timber wall shelving. Both bedrooms are a great size and are complimented by a luxurious en-suite and bathroom finished to a fabulous hotel standard.
Externally there is an allocated parking space and an EV changing point for an electrical vehicle.
The property is UPVC double glazed and has a new central heating system via a energy efficient heat source pump.
Jesmond is a bustling suburb with excellent Metro and bus links into Newcastle City Centre. Numerous bus routes serve the area, and dedicated cycle paths make it easy to get around by bike.
This highly desirable location is popular with students, professionals and families, due to its wide range of amenities, leafy spaces and strong sense of community.
It enjoys a vibrant social scene with a good mix of bars, restaurants and cafes as well as various independent boutiques alongside national chains including both Waitrose and Tesco.
Sure to prove extremely popular due to fabulous specification and popular location. Therefore early reservation is strongly recommended to avoid disappointment.

EPC.
EPC Rating -
EPC Link -

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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PROPERTY PORTALS.
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Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

CLIENT MONEY PROTECTION.
Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.
A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 + VAT charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

THE PROPERTY OMBUDSMAN.
Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

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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.