



**£190 Per week**

Urban Study Jesmond, 017 Grantham Road, Newcastle, NE2 1QX

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Available to rent from early July a modern and contemporary studio ALL BILLS INCLUSIVE (ex. Council Tax, Band A) moments from the Sandyford Road in a popular co-living development. Perfect for working professionals and students this studio apartment has a galley kitchen (oven, electric hob, extractor fan, microwave and fridge/freezer), en suite shower room, desk space with ethernet port (ideal for WFH and studying) and great storage solutions for studio living.

Superfast broadband, water and electricity bills are all included in rent as well as the building's resident-only facilities including: Sky Sports in the cinema room, private dining room, games area, newly refurbished gym by Club House, break out/meeting rooms, secure bike storage and smart laundry facilities (additional charges for laundry apply – pay per use).

Secure carded entry to building, 24/7 CCTV around the building and a friendly front of house team and day concierge can store any parcels and deliveries securely for residents to collect later.

Gated, secure off street parking is available at an additional £20 a week.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		