



In partnership with

URBAN STUDY



£190 Per week

Urban Study Melbourne, 003 Pandon Bank, Newcastle, NE1 2JF

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Coming to rent mid July, this ground floor contemporary standard studio at Urban Study Melbourne in Newcastle City Centre. ALL BILLS INCLUSIVE (ex. Council Tax, Band A) in a really popular co-living development. Ideal 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 – perfect for working from home or 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, gym, break out/meeting rooms, secure bike storage and smart laundry facilities (additional charges for laundry apply).

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

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	Planned
Very energy efficient - lower running costs			
102-91kWh/m ² A			
91-81kWh/m ² B			
81-69kWh/m ² C			
69-55kWh/m ² D			
55-48kWh/m ² E			
48-35kWh/m ² F			
35-15kWh/m ² G			
15-0kWh/m ²			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	