



**£848 Per month**

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

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\*\*FIRST TWO WEEKS RENT FREE, IF YOU MOVE BEFORE THE END OF THE MONTH\*\*

Modern and contemporary standard studio at Urban Study Melbourne ALL BILLS INCLUSIVE (ex. Council Tax, Band A) in Newcastle City Centre. Perfect for working professionals and students this studio has a galley kitchen perfect for cooking (oven, electric hob, extractor fan, microwave and fridge/freezer), en suite shower room, desk space – ideal for working from home or studying and great storage solutions for studio living.

Superfast broadband with access for up to six devices, 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/meeting room, games area, gym, secure bike storage and smart laundry facilities (additional charges for laundry apply).

## 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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			