



**38 SECOND AVENUE**  
**NEWCASTLE UPON TYNE, NE6 5XT**

**£1,560 PCM**

NEWLY REFURBISHED!! Modern three bedroom upper flat situated on an excellent location, this property has been refurbished to a very high standard. Early viewings recommended!!The property is on the number 1 bus route and a short walk to the metro station for easy access to and from the City Centre/Universities.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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