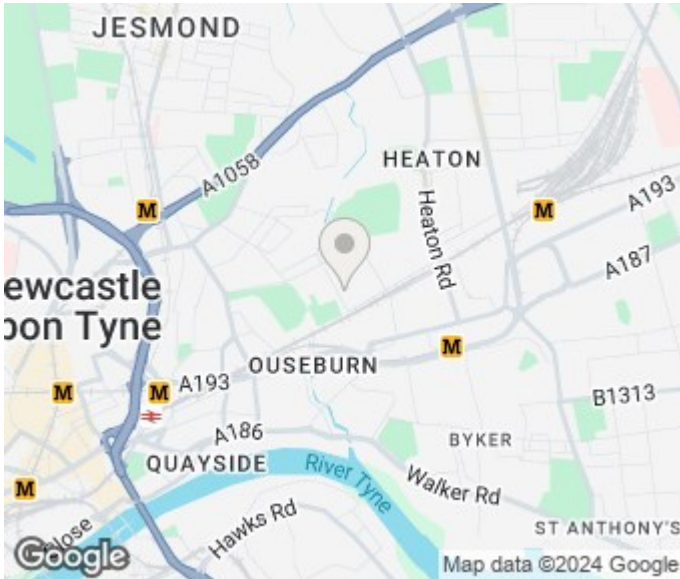


**55 BOLINGBROKE STREET**  
**NEWCASTLE UPON TYNE, NE6 5PH**

**£1,000 PCM**

Well presented ground floor flat in an excellent location with easy access to the City Centre and Universities. Close to all local amenities including shops, bars and transport links. The property provides spacious living to include lounge, fitted kitchen, 2 double bedrooms and main bathroom. Also benefiting from front garden and rear yard.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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