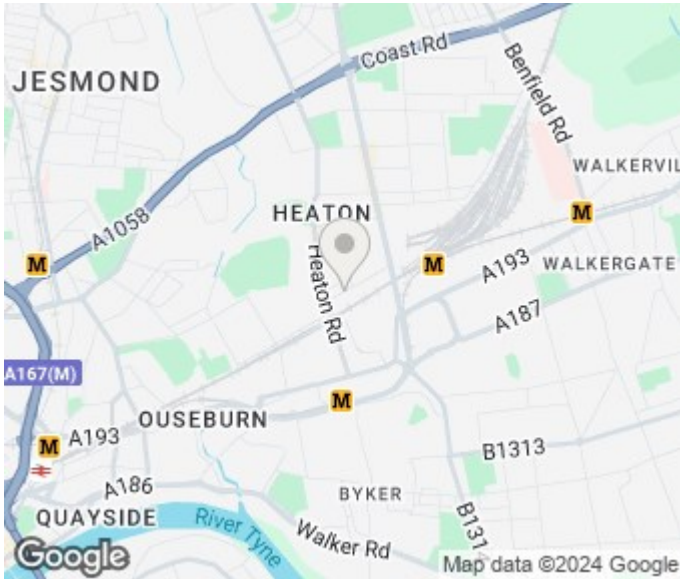



## 72 SECOND AVENUE NEWCASTLE UPON TYNE, NE6 5XT

£950 PCM

Ground floor two bed flat in a popular location between Chillingham Road and Heaton Road. The property is a short walk to local amenities including shops, takeaways and the metro station. It also benefits from being on the number 1 bus route with easy access to City Centre and Universities. The property briefly comprises of large lounge, fitted kitchen with appliances, bathroom, two double bedrooms. There is street parking and shared rear yard.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>76</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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