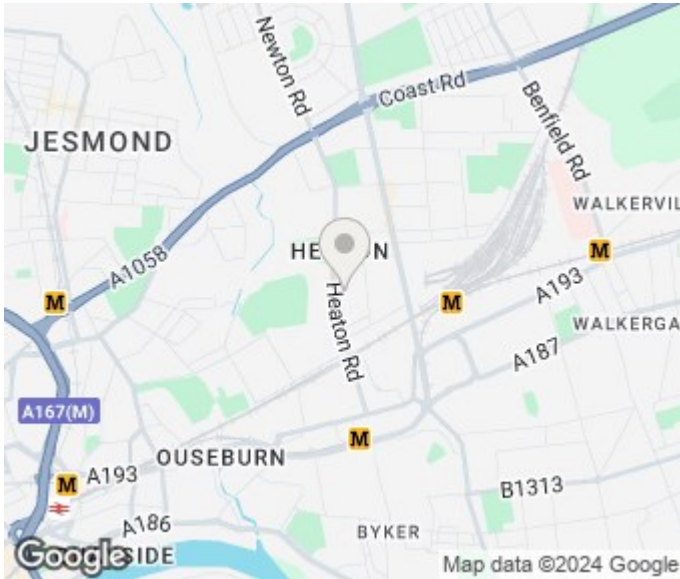


## 45 BALMORAL TERRACE NEWCASTLE UPON TYNE, NE6 5YA

£1,365 PCM

Upper 3 bed flat situated between Chillingham Road and Heaton Road benefiting from all local shops and transport links to City Centre and Universities. Property comprising of 3 double bedrooms, lounge leading through to fully fitted kitchen and family bathroom.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(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

Heaton Office Lettings  
 196 Heaton Road  
 Newcastle Upon Tyne  
 Tyne And Wear  
 NE6 5HP

0191 2872888  
 info@prem-lets.co.uk  
 www.prem-lets.co.uk

