

# SIGNATURE

## NORTH EAST

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 City Road, Newcastle Upon Tyne NE1 2BA



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## £2,250 Per Calendar Month

Signature North East is pleased to introduce this 2-bedroom Penthouse Apartment in the sought-after Newcastle Quayside area. The location boasts excellent local amenities, including eateries, bars, and shops, with stunning views and easy access to Ouseburn for leisure activities.

The building entrance is secure with CCTV and multiple security doors. Inside, the apartment features a combined Living/Kitchen/Dining area flooded with natural light. The kitchen is modern with integrated oven/hob/extractor fan and ample storage.

The first bedroom includes a walk-in wardrobe and en-suite with shower, bath, wc, and basin. The second bedroom is spacious with natural light. Bedroom 2 is currently being used as a gym but can fit a double bed if required. The neutral bathroom includes a bath, wc, and basin, with a utility room for convenience.

Outside, enjoy breathtaking views from the living area's decked area, overlooking the River Tyne and Tyne Bridges. The apartment includes one underground parking space accessed via security gates. This apartment offers comfort, style, and convenience with modern amenities and outdoor space, blending city living with scenic beauty.

£2,500 pcm

Tenancy Length: 6 months

Council Tax Band: E

Furnished: Partially furnished/Fully furnished.

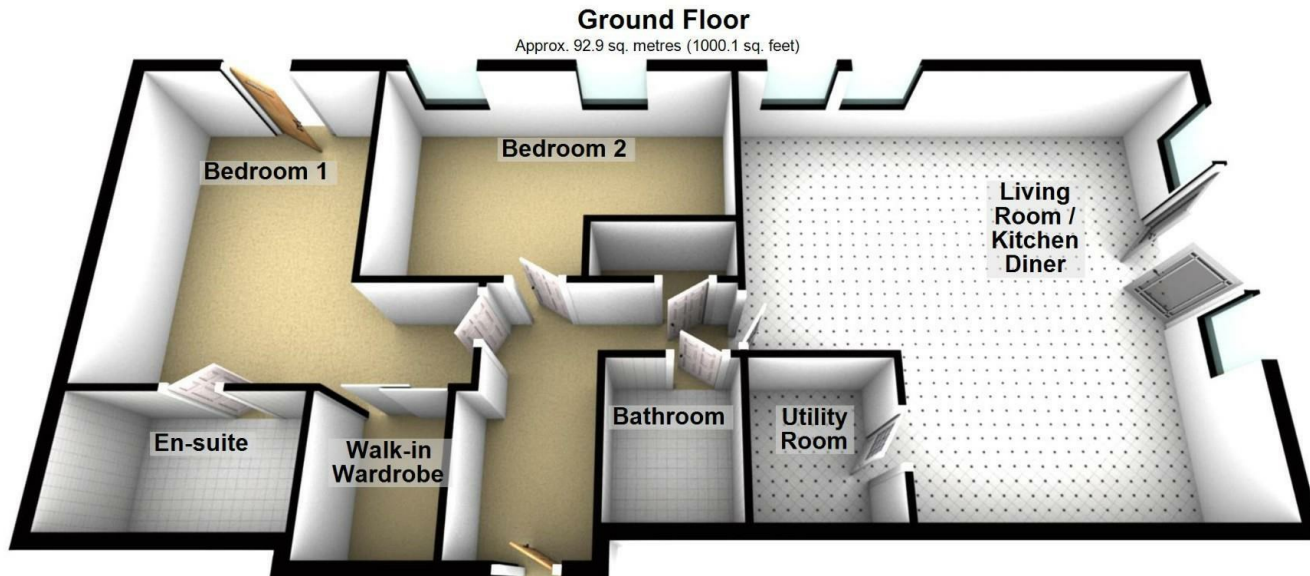
### TENANCY APPLICATION FEES

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 92.9 sq. metres (1000.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room / Kitchen Diner  
20'10" x 20'4"

Utility Room  
6'6" x 5'11"

Bedroom One  
16'3" x 14'10"


En Suite  
8'9" x 5'6"

Walk in Wardrobe  
6'6" x 5'4"

Bedroom Two  
15'11" x 10'2"

Bathroom  
6'6" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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