


# SIGNATURE

## NORTH EAST

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 Kestrel Court, Newcastle Upon Tyne NE15 9FH

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## £1,150 Per Calendar Month

Welcome to Kestrel Court, Newcastle Upon Tyne! This delightful newly built, 2-bedroom, top-floor apartment, brought to you by Signature North East, offers spacious rooms and a prime location. With easy access to Newcastle city centre and nearby amenities, it's perfect for varied lifestyles.

Step into the central hallway, leading to the open-plan living room, kitchen, and diner. Enjoy ample natural light, large windows, and a Juliet balcony. The kitchen features modern amenities, breakfast bar and includes integrated appliances and a breakfast bar.

Discover two generously sized bedrooms, with two featuring Juliet balconies. The master bedroom boasts an ensuite with a walk-in shower. A well-appointed bathroom completes the accommodation.

This property also includes off-street parking for one car. With its convenient location and modern comforts, this apartment is an ideal choice for comfortable living in Newcastle Upon Tyne. Contact Signature North East for a viewing today!

Tenancy Term: 12 months  
Council Tax Band: A  
£1,150 PCM

### TENANCY APPLICATION FEES

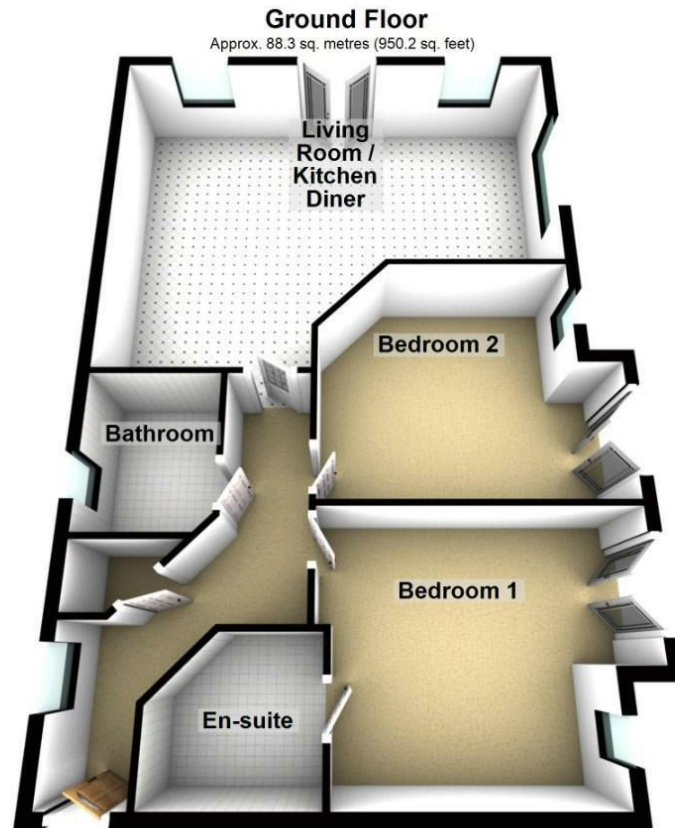
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

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. 88.3 sq. metres (950.2 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  
23'10" x 19'2"

Bedroom One  
14'11" x 12'4"

En Suite  
7'5" x 7'2"

Bedroom Two  
14'11" x 12'4"

Bathroom  
7'9" x 6'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(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		

England & Wales

EU Directive  
2002/91/EC







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