


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 West Percy Street, North Shields NE29 0DB

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## £800 Per Calendar Month

Signature welcomes to the market this unfurnished upper three-bedroom flat located on West Percy Street. This property boasts a neutral and inviting interior, featuring an entrance lobby, stairwell, hallway, three bedrooms, and a spacious lounge that seamlessly connects to the well-appointed kitchen. At the rear of the property, you'll find a family-friendly three-piece bathroom and convenient yard space.

For comfort, the flat is equipped with gas central heating and double glazing, ensuring an energy-efficient living environment. Its prime location is within walking distance of the town center, where you can access an array of shops, bus links, and the Metro service, making it a highly convenient and well-connected place to call home.

The property is situated close to local public transport routes (Bus and Metro) to and from Newcastle City Centre, Cobalt Business Park, and easy access to the A19 North and South Tyne Tunnel and the A1058 Coast Road.

Available Immediately  
Tenancy Term: 12 months +  
Council Tax Band: A  
£800 PCM

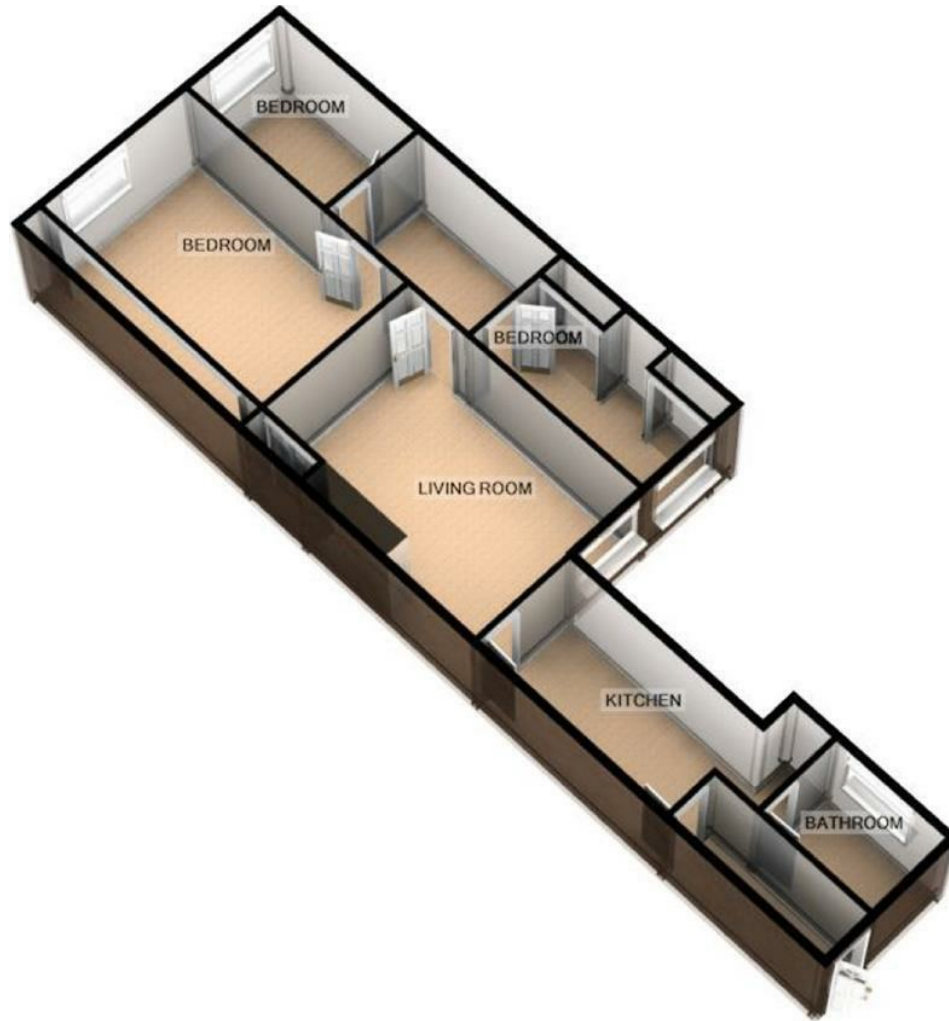
### TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours 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.  
(All photographs are professional, encrypted and copyrighted)



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

# PROPERTY FLOORPLAN



WEST PERCY STREET, NORTH SHIELDS

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2018

## Measurements:

LIVING ROOM  
16'4" x 11'6"

KITCHEN  
12'9" x 6'6"

BEDROOM ONE  
16'4" x 12'0"

BEDROOM TWO  
12'0" x 7'2"

BEDROOM THREE  
10'4" x 6'8"

BATHROOM  
7'3" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	78
(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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