

# SIGNATURE

## NORTH EAST

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







 Baltic Quay, Gateshead NE8 3QY



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## £1,150 Per Calendar Month

This third-floor flat boasts two cosy bedrooms, with one featuring a private en-suite for added convenience. The flat also includes a modern three-piece bathroom, perfect for relaxing after a long day. The highlight of this property are the stunning views over the River Tyne and Millennium Bridge, which can be enjoyed from the spacious living areas. Additionally, the flat comes with an allocated parking space, ensuring that you never have to worry about finding a place to park.

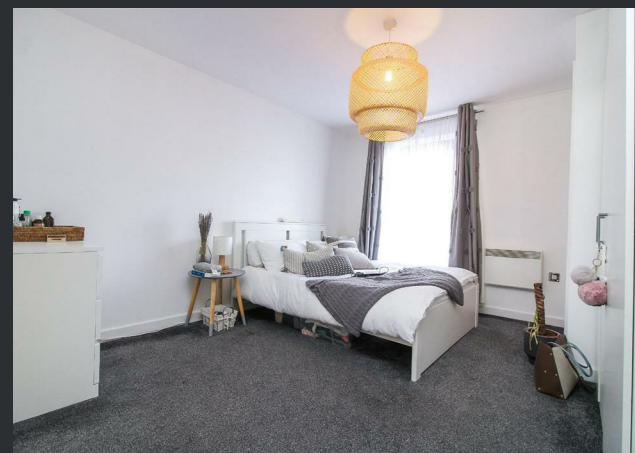
Newcastle continues to be a popular leisure destination and an attractive and appealing place to live and work. The city has witnessed significant development and benefits from being within close proximity to the A1, whilst being on the East Coast mainline which offers regular connections to London, Edinburgh and all other major UK cities. Newcastle International Airport also provides regular and easy domestic and international link.

Available June 2024  
Tenancy Term: 12 months +  
Council Tax Band: D  
£1150 PCM

### TENANCY APPLICATION FEES:

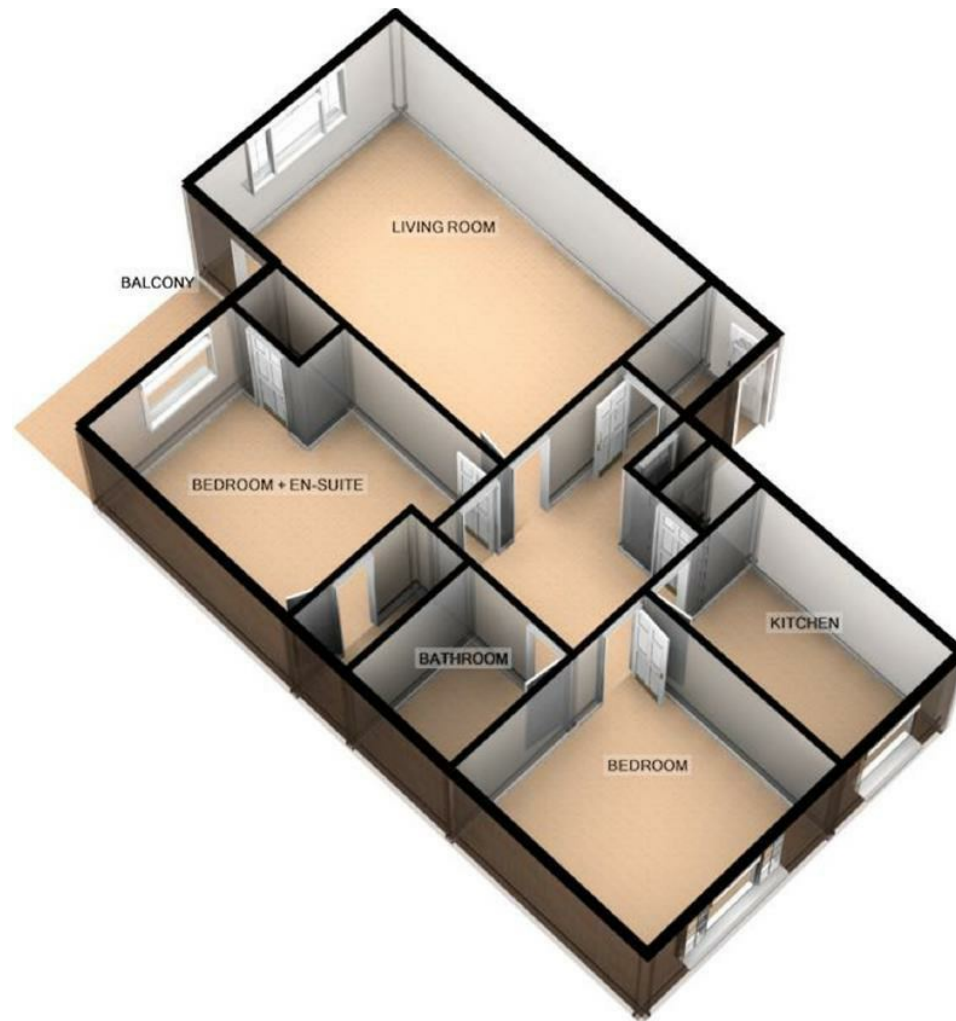
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months 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



BALTIC QUAY, GATESHEAD

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  
19'5" x 12'9"

KITCHEN  
11'9" x 6'9"

BEDROOM ONE  
13'9" x 11'1"

EN-SUITE  
7'3" x 3'5"

BEDROOM TWO  
11'2" x 11'0"

BATHROOM  
7'2" x 6'0"

BALCONY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</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>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC











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