

# SIGNATURE

## NORTH EAST

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📍 La Sagesse, Newcastle Upon Tyne NE2 3AF



# La Sagesse, Newcastle Upon Tyne NE2 3AF

## £1,600 Per Calendar Month

This charming 2-bedroom apartment in the highly desirable area of Jesmond is a rare gem on the property market. The open-plan kitchen, dining, and living area is both luxurious and spacious, featuring a Juliet balcony that adds a touch of elegance. The modern kitchen boasts integrated appliances, perfect for the contemporary lifestyle. Both bedrooms are generously sized to accommodate double beds, with the master bedroom offering an en-suite bathroom and ample storage space. The second bedroom also includes built-in storage and has its own Juliet balcony. The family bathroom is well-appointed with a bath and shower combination, W.C., and hand basin. Additionally, the property comes with an allocated parking bay for your convenience.

Situated in Jesmond, this apartment provides an abundance of nearby amenities. Osbourne Road, with its array of independent bars and restaurants, is within walking distance. Ilford Road metro station is also nearby, offering excellent transport links to the coast and Newcastle city centre. For families, North Jesmond Pre-School and South Gosforth First School are both conveniently close.

Available June 2024  
Tenancy Term: 12 months  
Council Tax Band: E  
£1,600 PCM

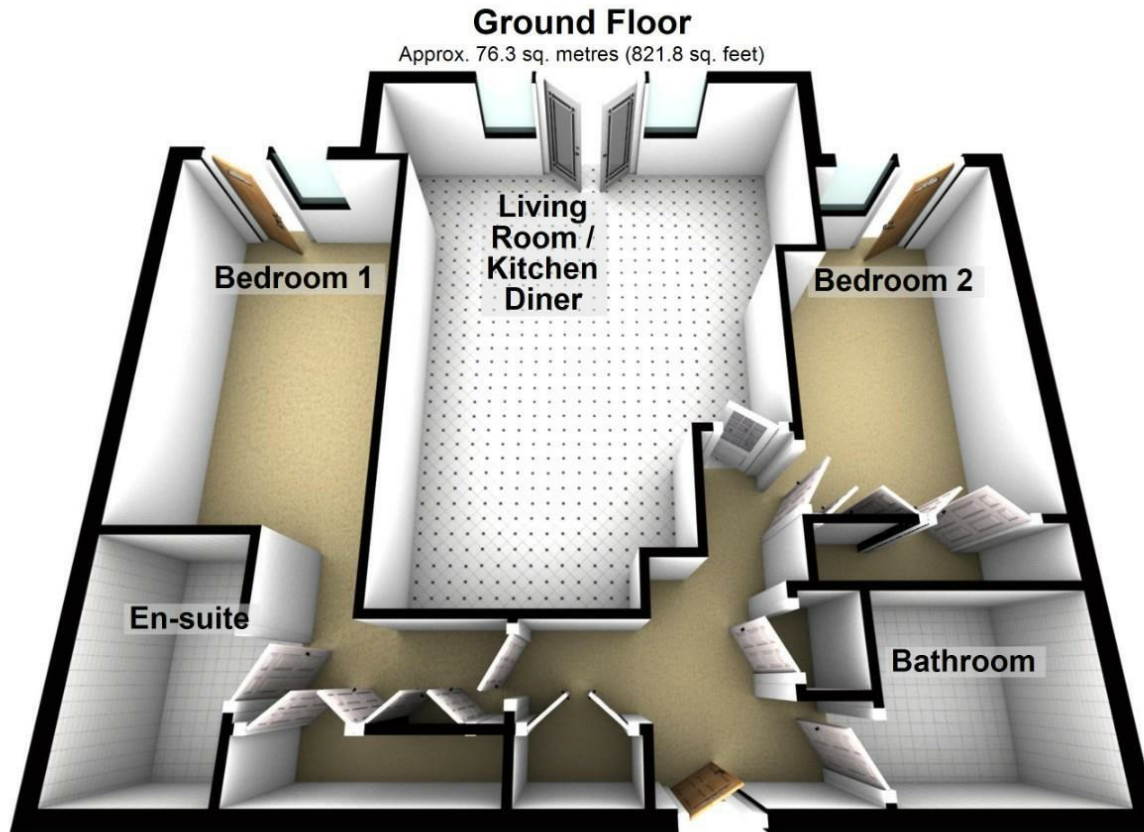
### TENANCY APPLICATION FEES:

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.



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

# PROPERTY FLOORPLAN



Total area: approx. 76.3 sq. metres (821.8 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  
21'7" x 17'3"

Bedroom One  
21'1" x 8'8"

Bedroom Two  
14'2" x 8'2"

Bathroom  
6'11" x 6'4"

En Suite  
8'2" x 5'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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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