

# SIGNATURE

## NORTH EAST

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📍 High Street East, Wallsend NE28 7RS



# High Street East, Wallsend NE28 7RS

**£575 Per Calendar  
Month**

Welcome to the Signature rental market. This first-floor, two-bedroom flat is ideally situated in the heart of Wallsend, offering a superb location that's perfect for professionals and individuals who enjoy being at the centre of a vibrant community. A spacious hallway welcomes you into the property, leading to a generously sized living room with ample space for your choice of furniture. Adjacent to the living area, the kitchen provides plenty of counter space for meal preparation, along with a range of base and wall units to meet your storage needs. On the opposite side of the flat, you'll find two well-proportioned bedrooms, ideal for creating a peaceful retreat at the end of the day. The bathroom is fitted with a bathtub and overhead shower, combining comfort with practicality.

Positioned within walking distance of Wallsend Metro Station and the well-regarded Richardson Dees Park, this property boasts an outstanding location. It's well-suited to both families and professionals, with excellent access to green spaces, quality education, efficient transport links, and a thriving local community. Wallsend's rich history and strong sense of community make it an ideal place to enjoy a balanced and fulfilling lifestyle.

Available: May 2025  
Tenancy Term: 12 months +  
Council Tax Band: A  
£575 PCM

## TENANCY APPLICATION FEES:

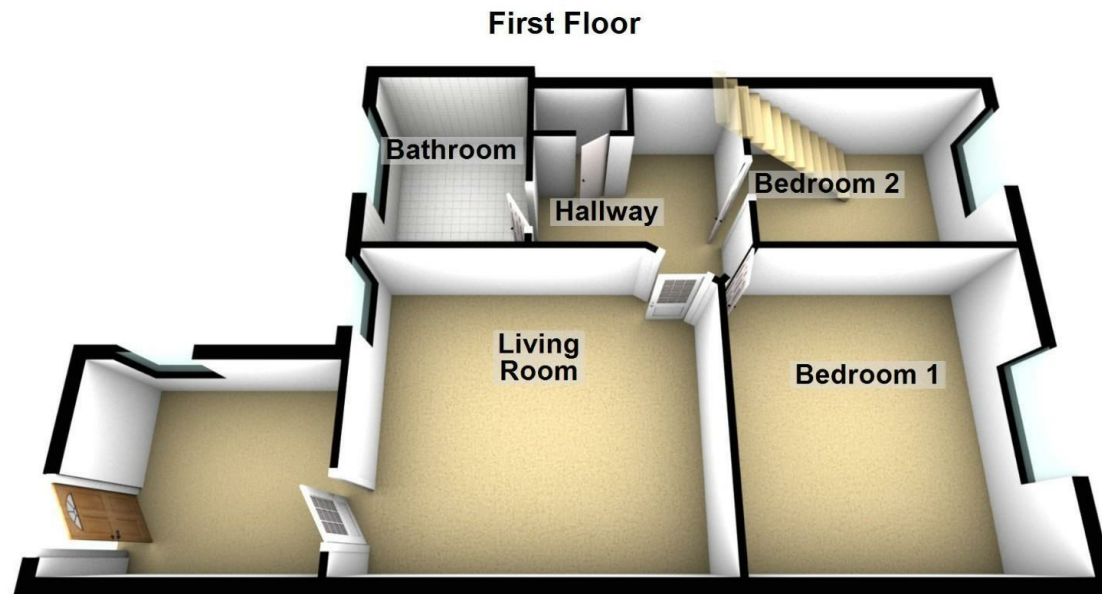
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment. The tenancy deposit is equivalent to 5 week's 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



## Measurements:

LIVING ROOM  
16'3" x 13'9"


KITCHEN  
15'3" x 9'1"

BEDROOM ONE  
14'10" x 13'8"

BEDROOM TWO  
12'2" x 8'2"

BATHROOM  
8'10" x 8'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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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