

# SIGNATURE


## NORTH EAST

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







 High Dene, Jesmond NE7 7TL



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**£800 Per Calendar  
Month**

Signature North East is thrilled to welcome to the rental market – this well-presented two-bedroom ground floor flat is ideally positioned just off Jesmond Park West, a short stroll from Armstrong Bridge. Enjoy easy access to Jesmond, Newcastle City Centre and beyond, with excellent transport links to the Coast Road and a wealth of local amenities close by.

The property offers a spacious living room filled with natural light, complete with a charming window seat and ample space for your preferred furnishings. The modern kitchen provides generous storage with a range of base and wall units, worktop space and integrated appliances including a fridge-freezer, oven and hob.

Two well-proportioned bedrooms can comfortably accommodate double beds and additional furniture. Parking is available to the front of the property on an unallocated basis, making this an attractive and convenient home in a sought-after location.

### 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 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



15 High Dene, -

## Measurements:

Living Room  
14'9" x 10'10"

Kitchen  
10'2" x 5'11"

Bedroom One  
11'6" x 9'11"

Bedroom Two  
10'2" x 8'2"

Bathroom  
7'9" x 6'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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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