



101 Ladykirk Road, Benwell, Newcastle Upon Tyne, Tyne & Wear, NE4 8AJ

£695 Per Calendar Month



Key features

- UPPER FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- PRIVATE YARD
- VIEWING ADVISED



Description

Located on Ladykirk Road in the vibrant area of Benwell, Newcastle Upon Tyne, this upper flat offers a delightful living experience. With two spacious double bedrooms, this property is perfect for individuals, couples, or small families seeking comfort and convenience.

The flat features a well-appointed reception room, providing a welcoming space for relaxation and entertaining guests. The modern bathroom is designed with contemporary fixtures, ensuring a pleasant and functional experience.

One of the standout features of this property is its proximity to local amenities. Residents will find a variety of shops, cafes, and services just a short stroll away, making daily errands a breeze. Additionally, the flat benefits from excellent transport links, allowing for easy access to the wider Newcastle area and beyond.

This upper flat on Ladykirk Road is not just a home; it is a gateway to a vibrant community, offering both comfort and convenience in a sought-after location. If you are looking to find your forever home, this property is certainly worth considering.



ENTRANCE HALL

STAIRWAY/LANDING

LOUNGE

14'3 x 12'10

KITCHEN

10 x 7'9

BEDROOM ONE

17'3 x 12'10

BEDROOM TWO

10,7 x 8'9

BATHROOM

10'8 x 7'9

EXTERNAL

LETTINGS DISCLAIMER

WE REQUIRE







Rent on tenancy commencement = £695

One months damage deposit = £695


To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

Please note, we cannot accept any rent in advance of tenancy and rental bidding is not permitted. For more information, please consult


<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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