

SIGNATURE

NORTH EAST

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





 Boston Court, Forest Hall NE12 9RA

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**£725 Per Calendar
Month**

Signature North East is delighted to welcome to the rental market this 3rd floor two-bedroom flat. Positioned within easy reach of Palmersville and Benton Metro stations, offering excellent transport links to Newcastle. A range of local amenities can also be found nearby in the centre of Forest Hall, including supermarkets & high street shops.

Stepping inside, the property opens into a bright and spacious living room, with a striking feature window that spans the full length of one wall, allowing an abundance of natural light. The separate kitchen is well arranged with storage and worktop space, alongside designated space for a range of appliances.

The accommodation continues with two double bedrooms, both with built in wardrobes, offering comfortable and versatile living space. Completing the interior is a bathroom, fitted with a bathtub, overhead shower, hand basin and WC.

Externally, the property benefits from an external walkway to the front, while an allocated garage situated within a nearby block offers valuable storage or secure parking.

Available mid September on an assured rolling periodic tenancy agreement
Council Tax Band: A

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.

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



PROPERTY FLOORPLAN



Total area: approx. 56.2 sq. metres (604.8 sq. feet)

Measurements:

Living Room
17'0" x 10'4"

Kitchen
7'10" x 7'0"

Bedroom One
13'2" x 10'0"

Bedroom Two
12'11" x 7'11"

Bathroom
6'2" x 5'7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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