

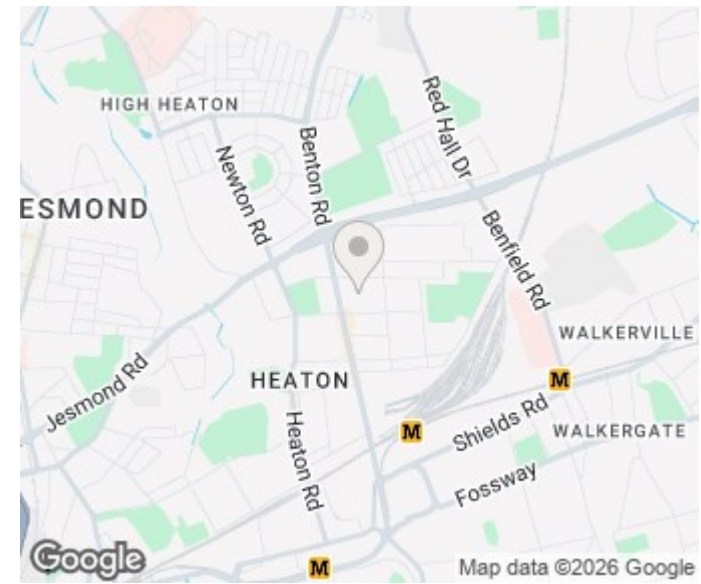


**71 SACKVILLE ROAD**  
**NEWCASTLE UPON TYNE, NE6 5TA**

**£1,495 PCM**

NEWLY REFURBISHED!! Spacious 3 bedroom ground floor flat situated on the number 1 bus route and a short walk to Chillingham Road metro station for easy access to City Centre and Universities. Local amenities including shops and restaurants less than a 2 minute walk.

 [prem-lets.co.uk](http://prem-lets.co.uk)



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>		
(55-68) <b>D</b>	65	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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