



In partnership with

URBAN STUDY



£900 Per month

39B Clayton Street, Newcastle Upon Tyne, NE1 5PN

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Available immediately, this one bedroom apartment is located in the city centre, offering bright and desirable accommodation.

The apartment benefits from having been redecorated throughout and new carpets. The property comprises one double bedroom, lounge, fitted kitchen equipped with cooker and hob, washing machine and fridge. The bathroom has a bath with shower over, toilet and handbasin.

Located nearby to The Gate, the location is a popular choice for working professionals and students alike.

The property is available furnished/part furnished/unfurnished.

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### Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

### Directions

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 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                     |         |           |