



 Jan Forster

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Rowanberry Road | Longbenton | Newcastle Upon Tyne | NE12 8JJ

£750 Per Month



- **Second Floor Flat**
- **Offered Unfurnished**
- **Two Bedrooms**
- **Desirable Area**
- **Transport Links**
- **Available Now**
- **Well-Presented**
- **Sun Room**
- **Local Facilities**
- **Council Tax Band: A**

SECOND FLOOR FLAT | TWO BEDROOMS | SUN ROOM

Jan Forster Estates welcome to the rental market this well-presented, second floor flat, situated on the popular Rowanberry Road in Longbenton. The property is available from 14th of May and it is offered unfurnished.

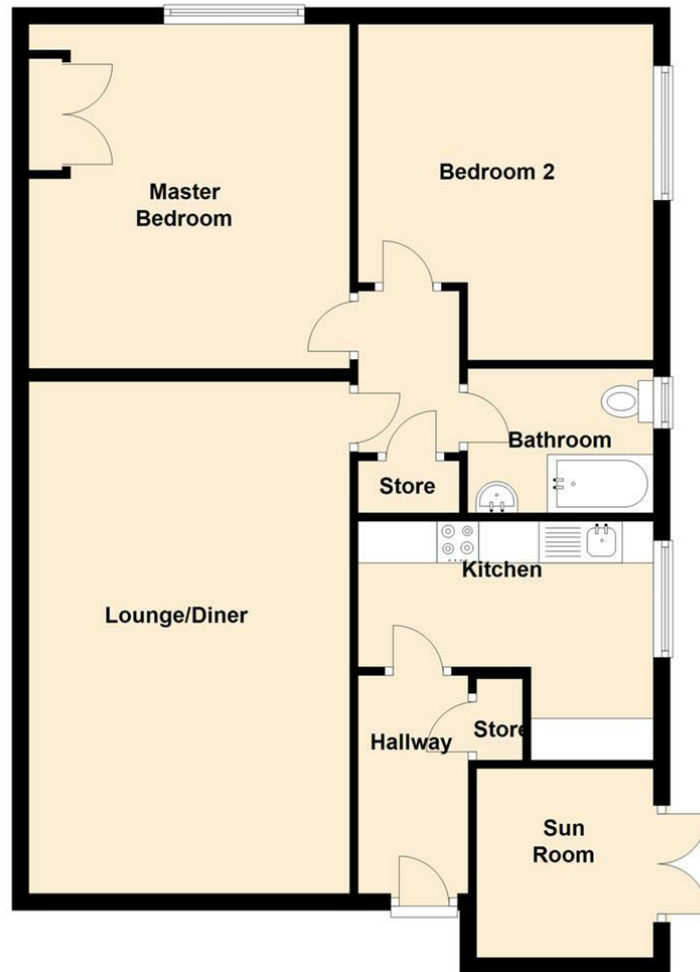
This home enjoys a highly sought-after location, just moments from the excellent selection of shops and amenities on Longbenton Boulevard, as well as the vibrant Four Lane Ends. A range of well-regarded schools are also within easy reach, making it ideal for families. Superb transport connections further enhance its appeal, with nearby metro stations just a short walk away, providing swift and convenient access to both the city centre and the coast- perfect for commuters and those looking to enjoy everything the area has to offer.

The accommodation briefly comprises: a communal entrance, private hallway with a convenient storage cupboard, spacious lounge-diner, well-appointed kitchen, two double bedrooms, sun room with a Juliet balcony, and a family bathroom WC The balcony

Viewings come highly recommended. To book yours or for more information, please call our office on 0191 236 2070.

Council Tax Band: A

Ground Floor



Lounge-Diner 14'8" x 12'4" (4.49 x 3.78)


Kitchen 11'8" x 8'7" (3.58 x 2.64)

Bedroom One 11'10" x 11'5" (3.62 x 3.50)

Bedroom Two 12'2" x 9'8" (3.73 x 2.95)

The difference between house and home

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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	64	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070



www.janforsterestates.com

