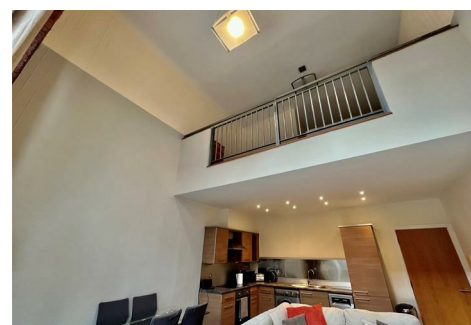




Apartment 5 Pandongate House, City Road, Newcastle Upon Tyne, £1,250 Per Calendar Month

*** RARE TO THE MARKET AND AVAILABLE IMMEDIATELY *** is this stunning two double bedroom duplex apartment located in the centre of Newcastle on City Road within the Pandongate House development making it an ideal location for walking distance into Newcastle City Centre and the Quayside. This spacious duplex is set over two floors and comes fully furnished including crockery, utensils and all appliances which is perfect for tenants looking for a ready to move into property. The property comprises; double height open plan kitchen, dining area and lounge with floor to ceiling windows allowing so much natural light. The kitchen features a mixer of wall and base units, integrated appliances including electric oven and hob, washer/dryer, dishwasher and fridge/freezer. The second double bedroom with en-suite shower room is located just off the entrance hallway. The main bedroom on the mezzanine level, en-suite bathroom and dressing area are accessed via a spiral staircase and there is also a door leading onto an external balcony area. The property is accessed via a secure courtyard area with telephone entry system. The property does not come with parking however, parking permits can be obtained from Newcastle City Council for the multi-storey car park and the surrounding parking bays at a discounted price. The property is available immediately and to avoid missing out, we highly recommend scheduling a viewing promptly to view this rare opportunity.

Apartment Access

Access is via secure courtyard area with steps leading to the apartment door.

Hallway

Entrance hallway with access doors to the second bedroom, lounge/dining and kitchen areas, there is a spiral staircase leading to the mezzanine level.

Open Plan Lounge/Kitchen

Tasteful open plan lounge, dining area and kitchen. The lounge has fantastic floor to ceiling windows and a balcony which is overlooked from the mezzanine level. The kitchen is fitted with a range of modern wall and base units, integrated and free standing appliances and all crockery.

Main Bedroom

Fabulous main bedroom located on the mezzanine level which is access via a spiral staircase and has a balcony overlooking the lounge/dining area.

Main Bedroom En-Suite Bathroom

Modern en-suite bathroom with a white 3 piece suite and shower over the bath.

Bedroom Two

Good sized double bedroom with built in wardrobes and access to the en-suite shower room, UPVC window overlooking the front aspect.

Bedroom Two En-suite Shower Room

Modern en-suite shower room which has a hand wash basin, low level WC and separate shower enclosure.

Dressing Area

Spacious dressing area with built in wardrobes and plenty of storage units. There is an access door the en-suite shower room, the external balcony and a UPVC window overlooking the front aspect.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

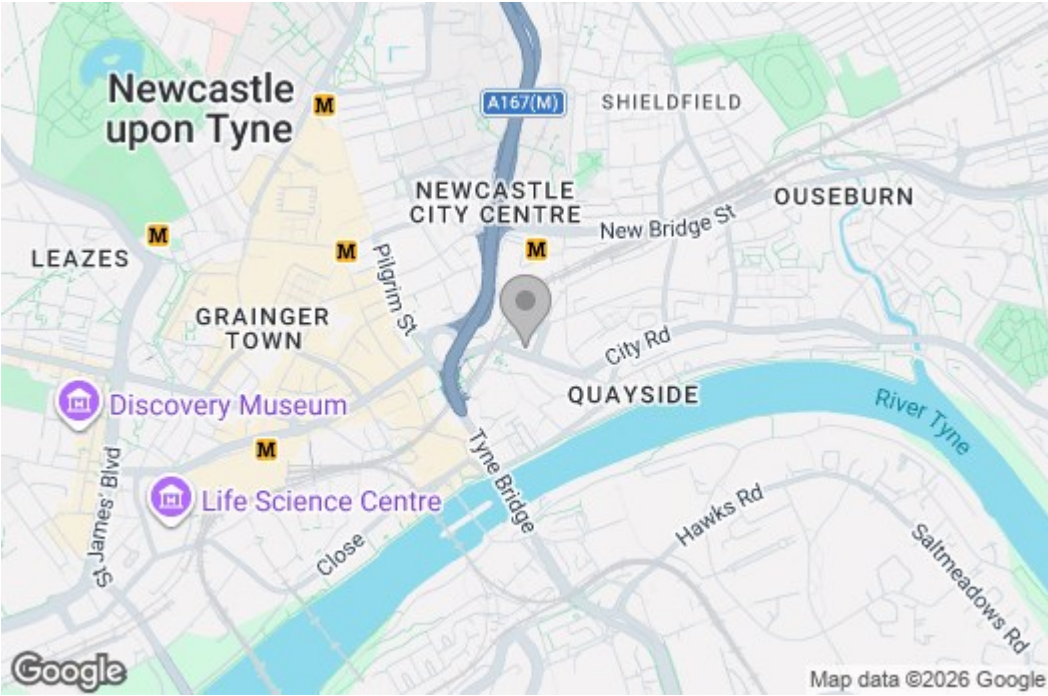
Upfront Costs:

1 Months rent to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

