



In partnership with

URBAN STUDY



£891 Per month

Tyne Bridge Studios, 3.23 Pilgrim Street, Newcastle, NE1 2DN

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**\*\*FIRST TWO WEEKS RENT FREE, IF YOU BOOK IN JUNE AND MOVE WITHIN 4 WEEKS\*\***

Available NOW this third floor studio in one of Newcastle's most popular co-living developments for professionals and mature/grad students. ALL BILLS INCLUSIVE (ex. Council Tax, Band A) this studio apartment has a galley kitchen (oven, electric hob, extractor fan, fridge/freezer), en suite shower room, desk space – ideal for working from home or studying and great storage solutions for studio living.

Superfast broadband, water and electricity bills are all included in rent as well as the building's resident-only facilities including: Sky Sports in the cinema room, private dining room, games area, newly refurbished gym by Club House, break out/meeting rooms, secure bike storage and smart laundry facilities (laundry is pay per use).

## 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	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	