

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Luxor Row, Newcastle Upon Tyne NE6 1LG

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## £1,495 Per Calendar Month

Signature North East is delighted to present this stylish two-bedroom maisonette, located in the heart of the highly sought-after Ouseburn Valley.

Beautifully presented throughout with contemporary décor and modern finishes, this unique home offers spacious open-plan living arranged over two levels, creating a bright and versatile living space. A standout feature is the private rooftop balcony, providing the perfect spot to relax, entertain, or enjoy views over one of Newcastle's most vibrant neighbourhoods. The sleek, modern kitchen is fully equipped with a gas hob, oven, dishwasher, fridge, and washing machine, making it ideal for convenient everyday living. The well-appointed bathroom comprises a bath with overhead shower, W.C., and hand basin. The property is available on a fully furnished basis. On street permit parking is available.

Situated in the thriving Ouseburn district, residents can enjoy one of Newcastle's most exciting cultural and social hubs. Renowned for its independent cafés, award-winning restaurants, craft breweries, live music venues, art galleries, and creative workspaces, Ouseburn offers a unique lifestyle with a strong community feel. The area also benefits from picturesque riverside walks, excellent transport links, and easy access to Newcastle City Centre, making it an ideal location for professionals, couples, and anyone looking to enjoy the very best of urban living.

Available August 2026  
Tenancy Term: 12 Months  
Council Tax Band: C  
£1,495.00 PCM

### TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

### NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

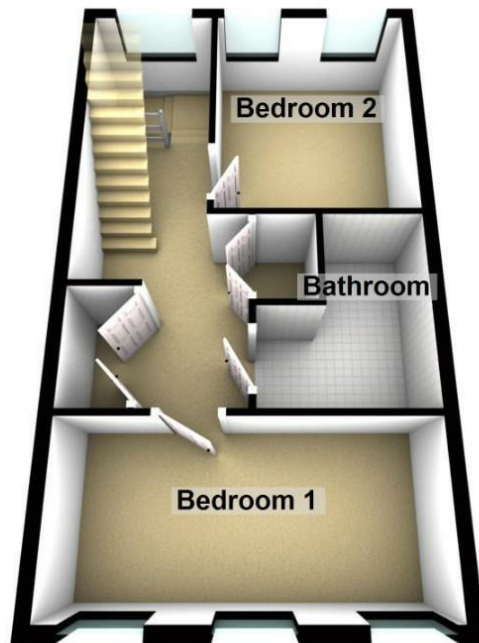


# PROPERTY FLOORPLAN

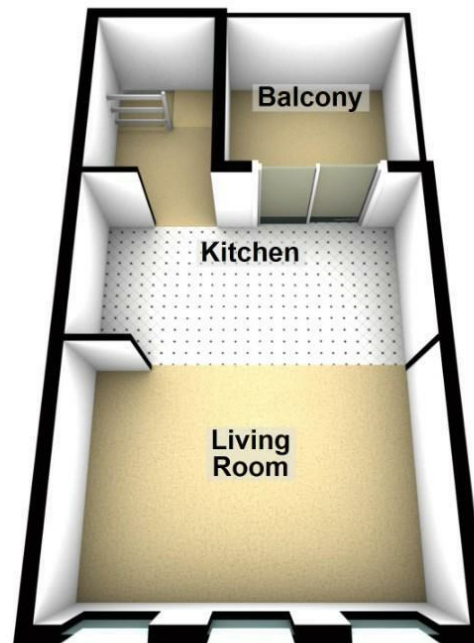
Ground Floor



First Floor



Second Floor



Total area: approx. 87.9 sq. metres (945.7 sq. feet)

## Measurements:

Living Room  
16'4" x 11'1"

Kitchen  
16'4" x 8'2"


Balcony  
9'10" x 9'2"

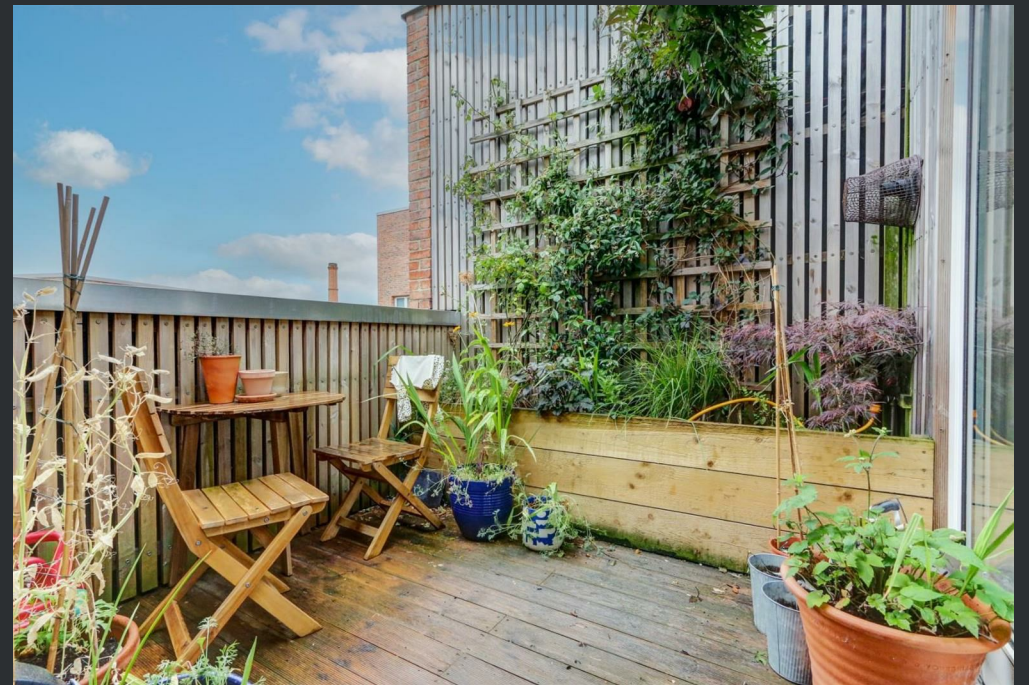
Bedroom One  
16'8" x 7'10"

Bedroom Two  
9'10" x 11'1"

Bathroom  
9'2" x 7'10"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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