



## Flat 94

Dunholme Road | | Newcastle Upon Tyne | NE4 6XE

£575 Per month



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Set within Grainger Court on Dunholme Road, this well-presented one-bedroom apartment offers practical, low-maintenance living in a highly convenient part of Newcastle (NE4).

The property has been sensibly laid out to make the most of its space, with a bright main living area that feels comfortable rather than cramped. The bedroom is separate and provides a quiet, private space, while the bathroom is clean, functional, and easy to maintain.

Grainger Court is a well-established development with a strong sense of community, and the location is a real highlight. You're within easy reach of local shops, supermarkets and cafés, with reliable transport links providing quick access into the city centre, universities and surrounding areas.

This is a straightforward, well-located home that would suit someone looking for an easy base with

- 1-bedroom flat in NE4
- Close to shops and cafés
- Ideal for professionals
- EPC rating C
- Zero deposit option available
- Excellent transport links
- Council tax band A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band A

EPC Rating C

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