

# SIGNATURE

## NORTH EAST

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📍 Williams Park, Tyne and Wear NE12 8BL

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## £825 Per Calendar Month

Signature North East proudly present this two bedroom first floor flat to the rental market. Situated within the sought-after Williams Park development in Benton, this home enjoys a peaceful residential setting while benefiting from excellent transport links, nearby amenities, highly regarded local schools and easy access to Newcastle City Centre, the coast and The Rising Sun Country Park.

Available on a part furnished basis, the property benefits from a living room with French doors leading to a private balcony, alongside a kitchen fitted with a range of wall and base units. Both bedrooms can accommodate double beds with additional furnishings, while bedroom one further benefits from a fitted cupboard and en-suite shower room with W.C and hand basin. The main bathroom completes the accommodation and features a bath with overhead shower, W.C and hand basin. The property benefits from parking for residents.

Available September 2026  
Tenancy Term: 12 months +  
Council Tax Band: B  
£825.00 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.

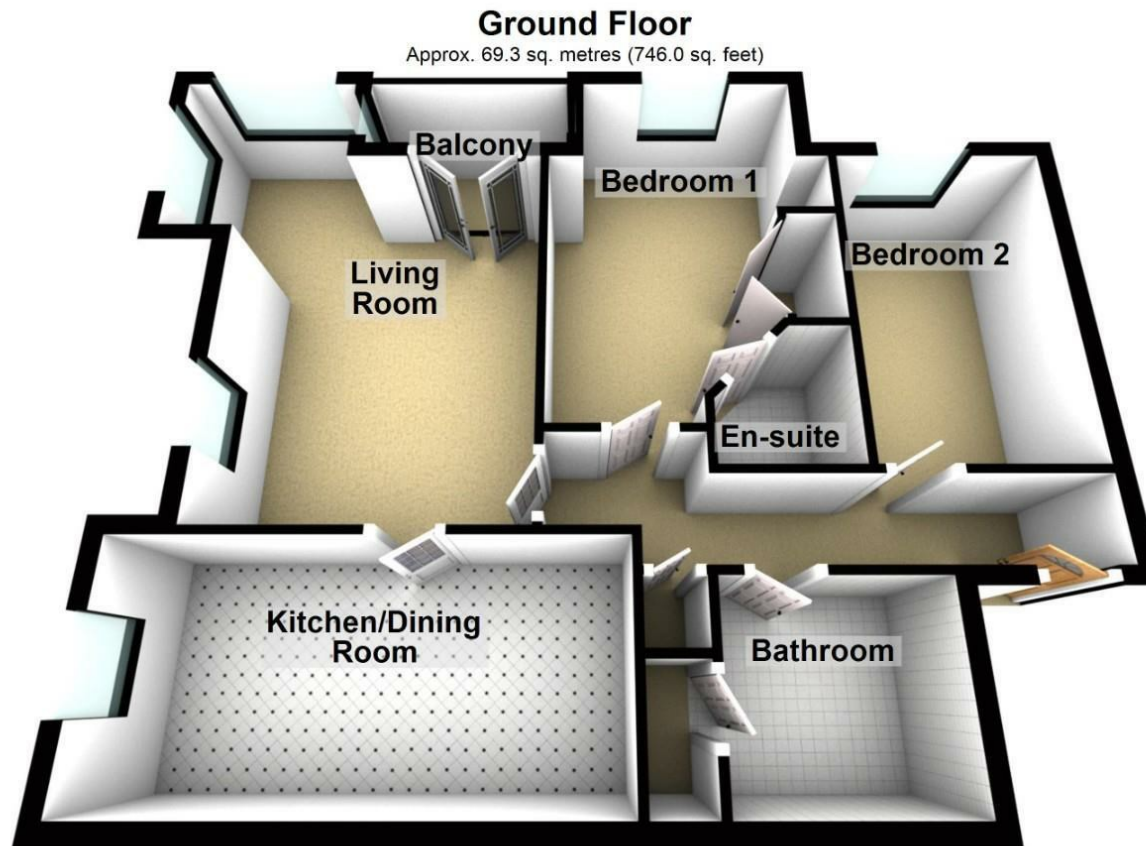
### NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

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



Total area: approx. 69.3 sq. metres (746.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.

Plan produced using PlanUp.

## Measurements:

Living Room  
18'1" x 14'2"

Kitchen / Dining Room  
16'10" x 8'3"


Bedroom One  
14'7" x 10'9"

En Suite  
5'1" x 4'11"

Bedroom Two  
12'6" x 7'8"

Bathroom  
7'5" x 6'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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