



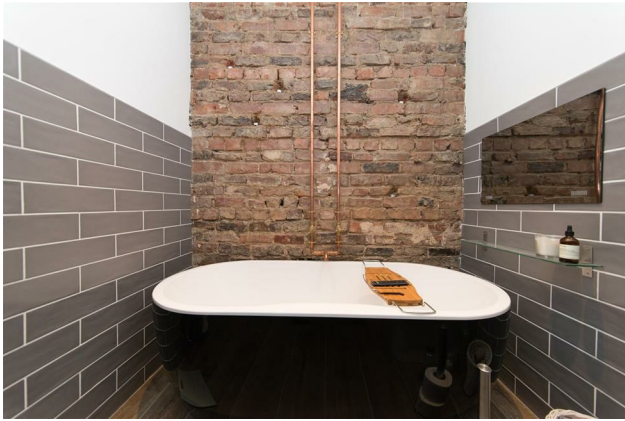
# HIVE ESTATES



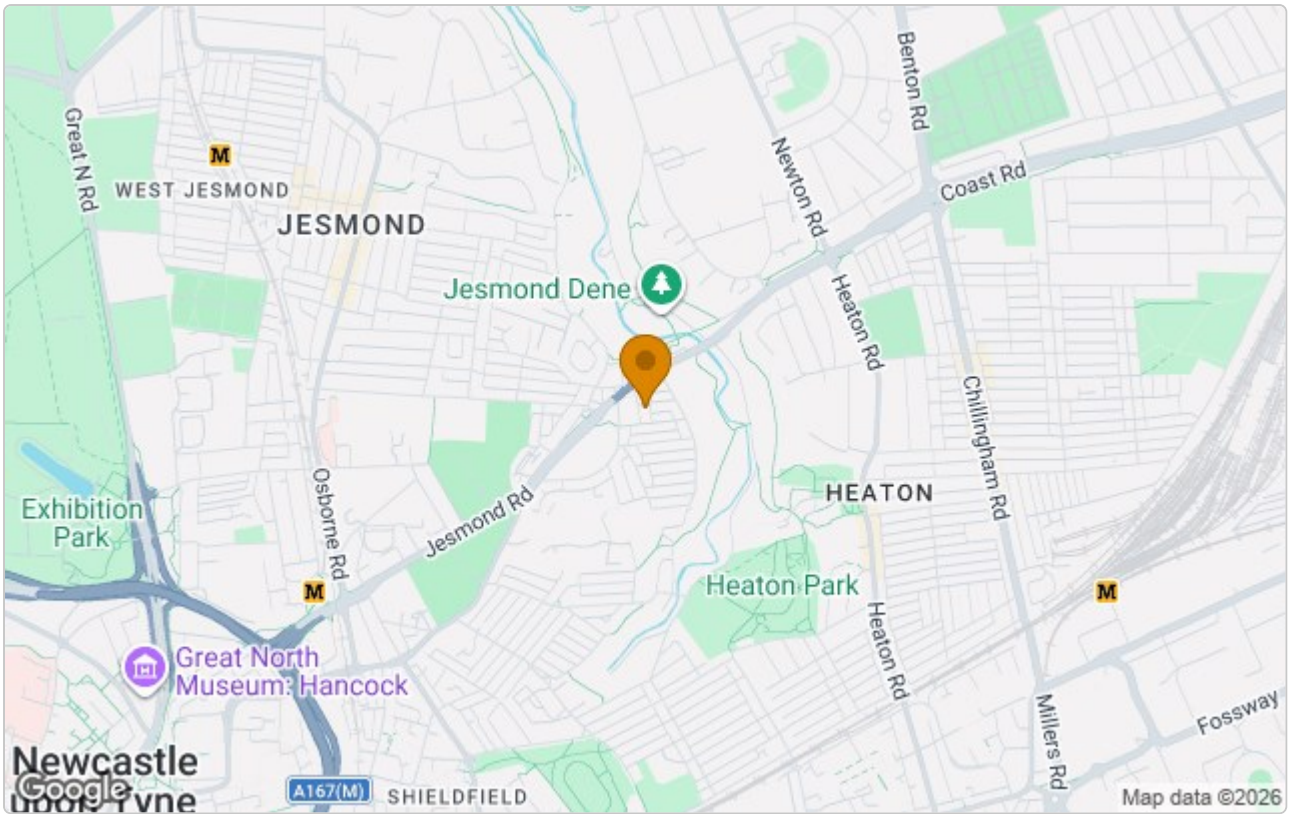
**10 Granville Gardens, Newcastle Upon Tyne, NE2 1HL**

**£800 Per Month**

Available June 2026 | £800 per month inclusive of all bills | Hive Estates presents to the professional rental market a room to rent in a stunning flat in the popular area of Jesmond Vale. The property has been finished to the highest standard and offers comfortable living for anyone looking for a quality property to rent. There is an open plan kitchen and living room with built in integrated appliances. Fridge/freezer, washing machine, dishwasher and electric oven with gas hobs. This space is super social-able with dining space and a cosy lounge and wall mounted plasma TV. The room available is finished with quality decoration and furnishings, plenty of storage and a double bed. The area is sought after and offers free parking. Ideal for professionals.



## Area Map



## Energy Efficiency Graph

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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		

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