

- Superbly finished, furnished apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	84
(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		
England, Scotland & Wales		

£650 pcm

 1 Bathroom

 2 Bedrooms

**PROPERTY FEATURES**

- Two spacious double bedrooms
- Modern specification throughout
- Off street parking, lift access

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Available 22/07/2025

Beautifully presented, furnished first floor luxury two bedroom modern apartment situated within easy reach of the City Centre, internally benefiting an excellent standard of decorative finish and high quality upgraded furnishings. Internally the accommodation briefly comprises: communal entrance with lift access, reception hallway, spacious living room ideal for lounge and dining purposes, fitted contemporary kitchen, two spacious double bedrooms and bathroom/WC. Externally there is courtyard parking to the front of the development and landscaped borders. Modern features include gas fired central heating to radiators, satellite television access, double glazing, fitted kitchen appliances, shower, entrance phone and security alarm system. Viewing considered essential.

Water rates are charged directly by the landlord for this property. (Sewerage charges are invoiced separately by Northumbria Water).

Damage deposit (5 weeks) £750

Council tax band B

#### Communal Entrance

Accessed via entrance phone with lift access to first floor.

#### Reception Hallway

Providing access to main body of the accommodation with sizeable storage cupboard and into:

#### Living Room

6.20m x 3.53m (20' 4" x 11' 7") (at widest) approximately  
Overlooking green and open rear aspect which is predominantly West facing and therefore enjoying a great degree of natural light, providing ample space for lounge and dining purposes also with work station area. Features include satellite television access, telephone point, entrance phone and open archway to:

#### Fitted Kitchen

2.34m x 2.08m (7' 8" x 6' 10") approximately  
Fitted with a contemporary range of walnut style laminate units to wall and base with brushed steel furniture and marble effect laminated roll top work surfaces over incorporating a four ring gas hob and stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include fridge and separate freezer, washer dryer, electric oven, extractor hood, freestanding microwave and part wall tiling.

#### Bedroom One

4.80m x 3.89m (15' 9" x 12' 9") (at widest) approximately  
Superbly proportioned double bedroom overlooking the rear aspects via oversized windows once again maximising natural light. Features include telephone point and television aerial point.

#### Bedroom Two

2.69m x 3.30m (8' 10" x 10' 10") approximately  
Well proportioned double bedroom.

#### Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a glass shower screen and chrome mains operated shower fitting. Other benefits include part wall tiling, extractor to ceiling and chrome ladder radiator.

#### Courtyard Parking

There is parking to the front of the property.