





- Council Tax band \*C\*
- Top Floor
- Available immediately
- Unfurnished
- Two Bedrooms
- Communal Parking
- Modern Decor
- Viewing Recommended





We are delighted to offer for rent this well presented two bedroom top floor apartment located within a popular development on Durham Road. Available immediately on an unfurnished basis.

The property is in a great location, close to a wide variety of local amenities including shops and restaurants and is within easy reach of Saltwell Park, The Team Valley and The Queen Elizabeth Hospital. There are also good transport links nearby.

Internally the property briefly comprises:- communal entrance, hallway, lounge, kitchen with fitted wall and floor units and integrated oven and hob, two bedrooms and a modern bathroom with shower over the bath. The property further benefits from electric heating and double glazing. Externally there are communal areas and parking.

Early viewings come highly recommended. To book your viewing or for more information please call 0191 487 0800.

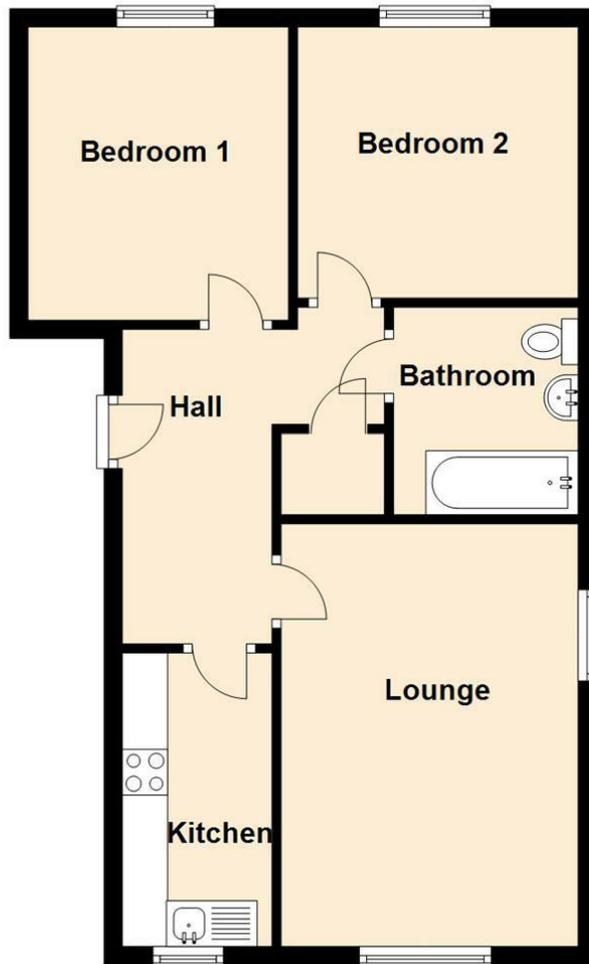
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*C\*.



## Top Floor



## The difference between house and home

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Lounge 14'9" x 9'9" (4.51 x 2.99)

Kitchen 12'2" x 5'2" (3.73 x 1.59)

Bedroom One 12'2" x 9'5" (3.73 x 2.89)

Bedroom Two 9'9" x 9'8" (2.99 x 2.95)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>66</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	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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