

Citygate

Bath Lane, Newcastle Upon Tyne, NE1

£1,400 per month

TWO BEDROOM, TWO BATHROOM FURNISHED APARTMENT AVAILABLE IMMEDIATELY IN CITYGATE, NEWCASTLE CITY CENTRE | Situated within the popular Citygate development, this well-presented two bedroom, two bathroom apartment offers spacious city centre living with excellent access to Newcastle's shops, restaurants, bars, universities and transport links. The accommodation briefly comprises; entrance hallway, open plan living and kitchen area, two double bedrooms, en-suite shower room to the principal bedroom and a separate family bathroom. The property is offered on a furnished basis and is available immediately. Early viewing is highly recommended. Energy Efficiency Rating C. Council Tax Band D. Holding Deposit: One weeks rent to reserve, then taken off move in monies. Damage Deposit: Five weeks rent.

- Two Double Bedrooms
- Two Bathrooms
- Furnished Apartment
- Open Plan Living Area
- En-Suite To Main Bedroom
- City Centre Location
- Fob Entry System
- Available Immediately





Hallway
Storage cupboard housing hot water cylinder, wall mounted electric heater, telephone entry system.

Living / Dining Area
Patio doors leading to Juliet balcony, two wall mounted electric heaters, leading to;

Kitchen
Range of wall and base units with worktop surfaces and splashbacks incorporating stainless steel circular sink unit, built in electric oven and hob with extractor hood above, integrated dishwasher, fridge/freezer and washing machine.

Bedroom One
Double glazed window, wall mounted electric heater.

Ensuite
Walk in shower with glass screen, tiled walls, towel rail radiator, ceiling spotlights, extractor fan, WC, pedestal wash basin.

Bedroom Two
Double glazed window, wall mounted electric heater.

Bathroom
Panel bath with shower above and glass screen, towel rail radiator, tiled walls, ceiling spotlights, extractor fan, WC, pedestal wash basin.



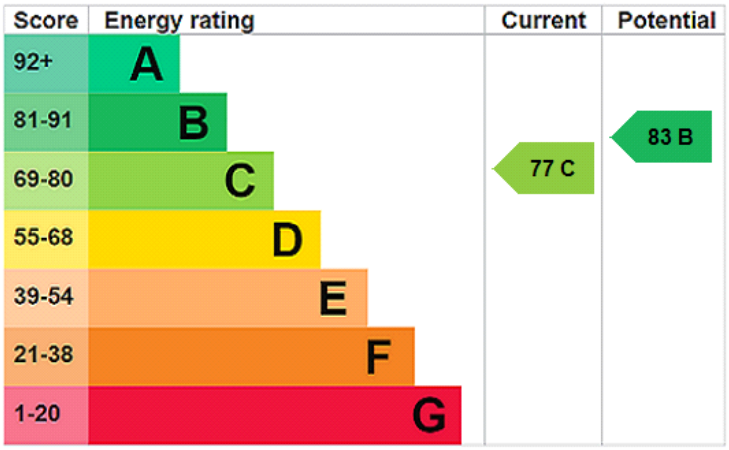
Material Information

This property is managed by Living Spaces.
Tenure: We have been advised the property is leasehold (Please note the service charge and ground rent are payable by the landlord, not tenant).
Council Tax: Band D. Authority; Newcastle City Council. For current rates please visit newcastle.gov.uk/council-tax/council-tax-explained/council-tax-bands
Utilities: Mains sewerage, water and electricity are connected. Please note there is no gas supply to the property. Heating is via electric heating.
Broadband: Follow the link to check broadband providers and speeds; broadbandcheck.co.uk
Mobile Phone Coverage: Follow the link to check mobile signal for all networks; signalchecker.co.uk
Parking: There is no parking available

We have not been advised of any restrictive Covenants at the outset of marketing.

Disclaimer
Please note, this is a draft copy of the marketing brochure.
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Kingston Property Service Limited Trading as Living Spaces, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER. Company Registration No. 04032016



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