



Apartment F, 28 Hawthorn Terrace, Newcastle Upon Tyne, NE4 6RJ

£695 Per Calendar Month





## Key features

- VICTORIAN TERRACE
- TOP FLOOR APARTMENT
- WHITE GOODS
- PARTIAL WOOD FLOORING
- VIEWINGS AVAILABLE
- MODERN SHOWER ROOM
- DOUBLE BEDROOM
- PARKING AVAILABLE
- MODERN PROPERTY
- CLOSE TO CITY CENTRE



## Description

1.04 miles South West from NEWCASTLE CITY CENTRE. Finished and decorated to a high standard the apartment boasts partial wood flooring in the lounge/kitchen area, there is a internal shower room and double bedroom with UPVC window overlooking the front elevation . The apartment has UPVC double glazing and com-bi central heating. There is a low maintenance maintained garden to the front and parking to the rear. Viewing comes highly advised.

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## LOUNGE AREA

Having Victorian size modern sash style windows with original panelled sides, wood flooring and two radiators. Opening to the kitchen area.

## KITCHEN AREA

Modern grey floor units with contrasting work tops, ceramic hob, electric oven, extractor hood, grey 1 1/2 bowl sink unit with mixer tap, integral fridge/freezer, washing machine and inset spot lighting.

## SHOWER ROOM

A modern shower room suite which comprises of a shower enclosure fitted with a thermostatic rain shower, partial tiling, low level w.c, vanity sink unit with mixer tap finished with light grey doors, inset lighting and a wall towel radiator.











#### BEDROOM

Located to the front of the property and having a central heating radiator and a UPVC window.

#### EXTERNAL

There is a maintained low maintenance garden to the front of the property and car parking to the rear.

#### DISCLAIMER

One months rent in advance = £695

One months rent as a damage deposit = £695

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading



Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### 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>		
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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