



68 Warton Terrace, Heaton, Newcastle Upon Tyne, NE6 5LS

£695 Per Calendar Month



## Key features

- UPPER FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PRIVATE YARD
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

Heaton, Newcastle Upon Tyne, this charming upper flat on Warton Terrace offers a delightful living experience. With two well-proportioned bedrooms, this apartment is perfect for individuals or small families seeking a comfortable and convenient home.

The property features a welcoming reception room, ideal for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, providing ample space for culinary pursuits. The layout of the flat ensures a practical flow, making it easy to enjoy daily life.

One of the standout features of this apartment is its fantastic access to a wide range of restaurants, cafes, and local amenities. Whether you are in the mood for a casual bite or a fine dining experience, you will find an array of options just a stone's throw away. Additionally, the great transport links in the area make commuting and exploring the city a breeze, allowing you to enjoy all that Newcastle has to offer.

This property presents an excellent opportunity for those looking to immerse themselves in the lively culture of Heaton while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful apartment your own.



ENTRANCE HALL

LOUNGE

14'0" x 10'5"

KITCHEN

8'2" x 7'10"

BATHROOM

11'2" x 7'3"

BEDROOM ONE

18'4" x 12'7"

BEDROOM TWO

10'10" x 7'3"

EXTERNAL

DISCLAIMER - LETTINGS

WE REQUIRE







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.

### 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>		<b>67</b>
(39-54) <b>E</b>	<b>41</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>		
(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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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