



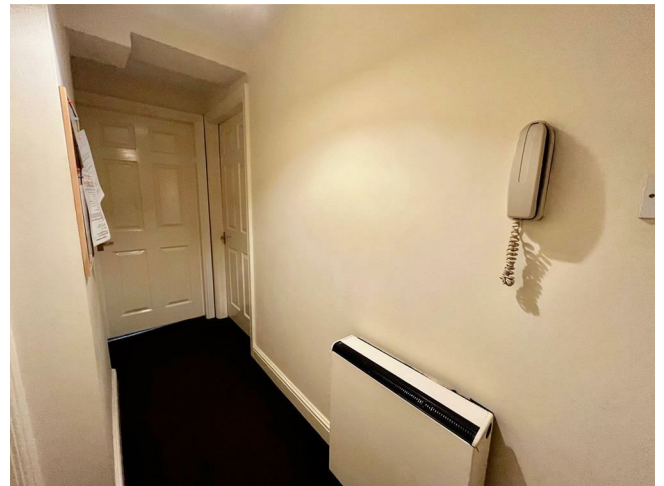
Flat 6, 24-26 Wilsons Lane, Pudding Chare, Newcastle Upon Tyne, NE1 1UE

£595 PCM



## Key features

- TOWN CENTRE LOCATION
- FIRST FLOOR APARTMENT
- SECURE ENTRY
- ONE BEDROOM FLAT
- IDEAL FOR SINGLE PERSON
- FREE COMMUNAL LAUNDRY ROOM
- FITTED KITCHEN
- BATHROOM WITH SHOWER
- REQUIRE HOMEOWNER GUARANTOR
- AVAILABLE NOW



## Description

Located in the heart of Newcastle City Centre this property would be ideal for those working close by. The property comprises of lounge, fitted kitchen with cooking appliances, bathroom with shower and double bedroom. The property has modern furnishings, electric heating and Georgian style windows. Must have a homeowner guarantor for application. Viewing comes recommended.



COMMUNAL ENTRANCE

APARTMENT HALL

10'7 x 3'5

LOUNGE

14'3 x 9'6

KITCHEN

14 x 6

BEDROOM

14'6 x 9'4

BATHROOM

7'9 x 4'1

DISCLAIMER LETTINGS

WE REQUIRE

One month's rent in advance = £595







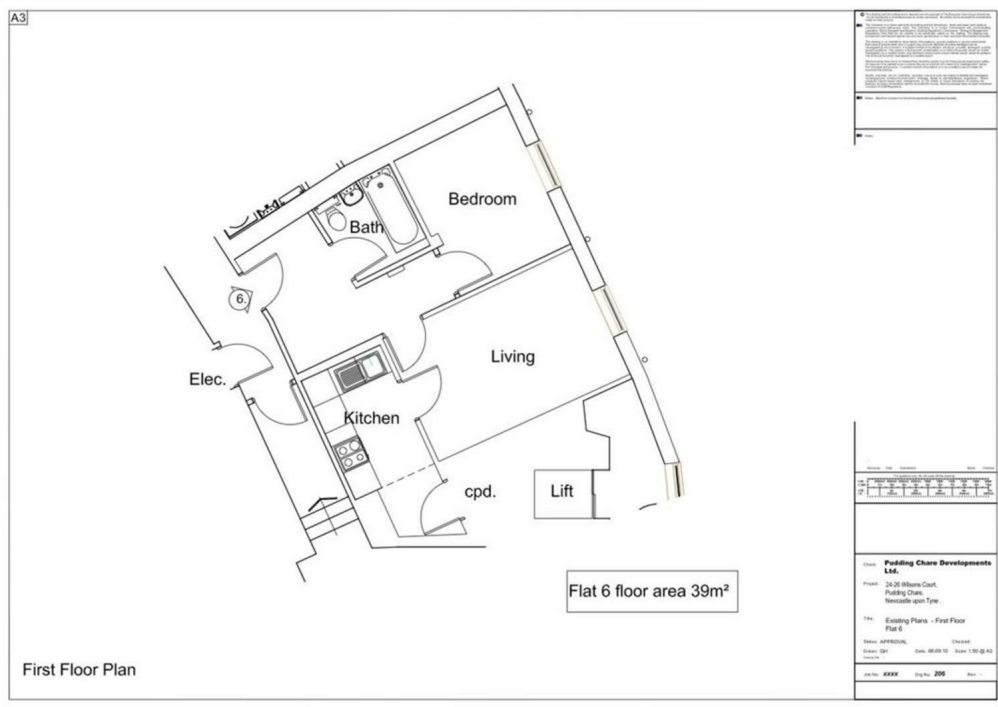




One month's rent as a damage deposit = £595

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>		<b>78</b>
(55-68) <b>D</b>	<b>57</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	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>37</b>	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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