



36 Burnham Avenue, Newcastle Upon Tyne, NE15 8XF

£650 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this well presented two bedroomed upper flat situated on the sought after Burnham Avenue. The property has good access routes to the A69, A1 and Newcastle City Centre and is in close proximity to public transport links. Briefly comprising of: entrance hallway, lounge, kitchen, modern bathroom and two good sized bedrooms. The property is heated via gas central heating and also benefits from double glazing throughout. Externally there is a lawned area to the front and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With stair leading to the first floor.

Lounge

Bright and airy lounge with wall mounted electric fire, large UPVC window which allows lot's of natural light looking over the rear aspect and gas central heating radiator.

Kitchen

Fitted with a range of modern wall and base units, integrated oven, hob and extractor fan. A UPVC window overlooks the rear aspect.

Bathroom

Modern bathroom fitted with a low level WC, wash hand basin and bath with shower over.

Main Bedroom

Spacious main bedroom with UPVC window overlooking the rear aspect and gas central heating radiator.

Bedroom Two

Good sized second bedroom with UPVC window overlooking the front aspect and gas central heating radiator.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

Upfront Costs:

1 Months rent upfront

1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

