



265 Addycombe Terrace, Newcastle Upon Tyne, NE6 5TY

£725 Per Calendar Month

***** NOT TO BE MISSED ***** is this immaculately presented, two bedroom ground floor flat available from the 24th February 2023. The property is perfectly situated being close to an abundance of cafes, shops and restaurants on offer, Heaton Park and Chillingham Road. There are ample transport links into Newcastle City Centre with a Metro just a short stroll away. The accommodation briefly comprises of entrance into hallway, two bedrooms, lounge, kitchen and bathroom. It also has the added benefit of UPVC windows/doors throughout and is warmed via gas central heating. Externally there is on street parking to the front of the property and a private yard to the rear which is perfect for those Summer evenings. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

With doors leading to both bedrooms and the lounge, under stairs storage cupboard.

Lounge

Bright and airy lounge with additional storage cupboard, UPVC window overlooking the rear aspect and gas central heating radiator.

Kitchen

With a range of wall and base units, integrated oven, hob and extractor fan, UPVC door leading to and a UPVC window overlooking the rear yard, access to the bathroom.

Master Bedroom

Stylish master bedroom with UPVC bay window overlooking the front aspect, gas central heating radiator.

Bedroom Two

Bright second bedroom with UPVC window overlooking the rear aspect, gas central heating radiator.

Bathroom

Family bathroom comprising of low level WC, basin and bath with shower over, chrome towel rail and frosted UPVC window.

Rear Yard

Large private rear yard.

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

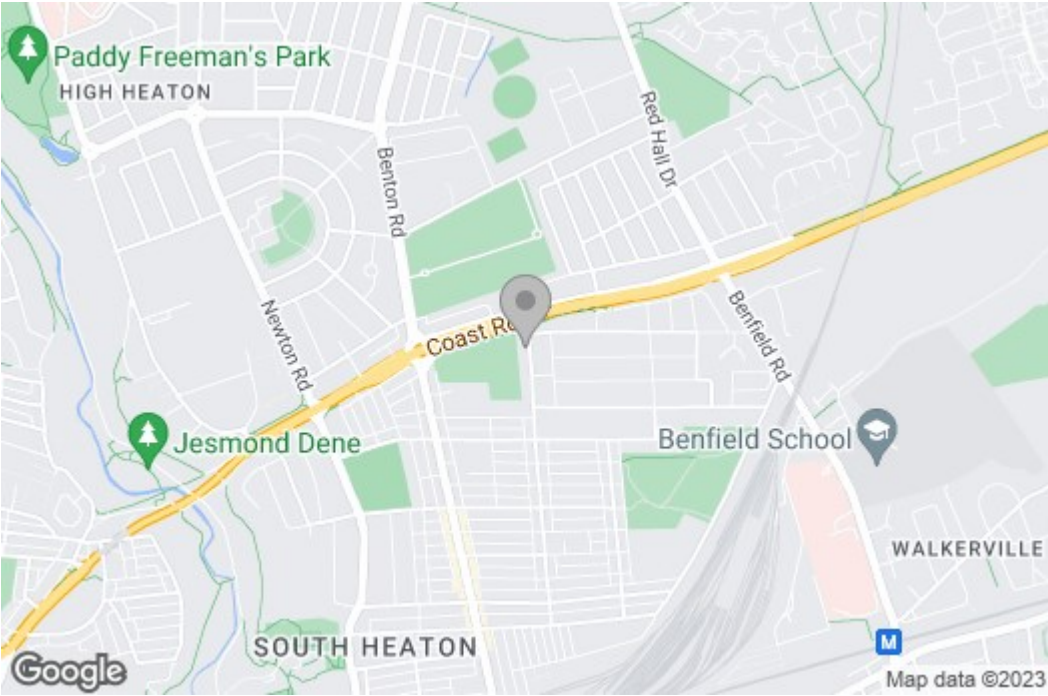
Upfront Costs:

1 Months rent upfront

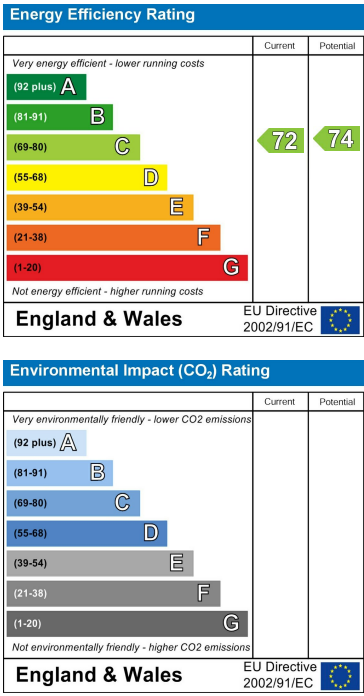
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



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.