

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Holly Avenue, Wallsend NE28 6PE

# Holly Avenue, Wallsend NE28 6PE

## £750 Per Calendar Month

Signature North East proudly presents this well-positioned two-bedroom first floor Tyneside flat available to rent. Ideally situated in the popular NE28 area, the property benefits from excellent access to a wide range of local amenities including supermarkets, cafés, shops, gyms and leisure facilities. Convenient transport links via nearby Metro stations and bus routes provide easy access to Newcastle city centre and surrounding areas, while nearby parks and green spaces offer great outdoor space close to home.

Internally, the property offers a spacious living room with ample space for furnishings, a fitted kitchen with a range of wall and base units, and two well-proportioned bedrooms capable of accommodating double beds and additional furniture. The bathroom is fitted with a bath, shower, W.C. and hand basin, while externally the property further benefits from a private rear yard.

Available Now  
Tenancy Term: 12 Months  
Council Tax Band: A  
£750.00 PCM

### TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

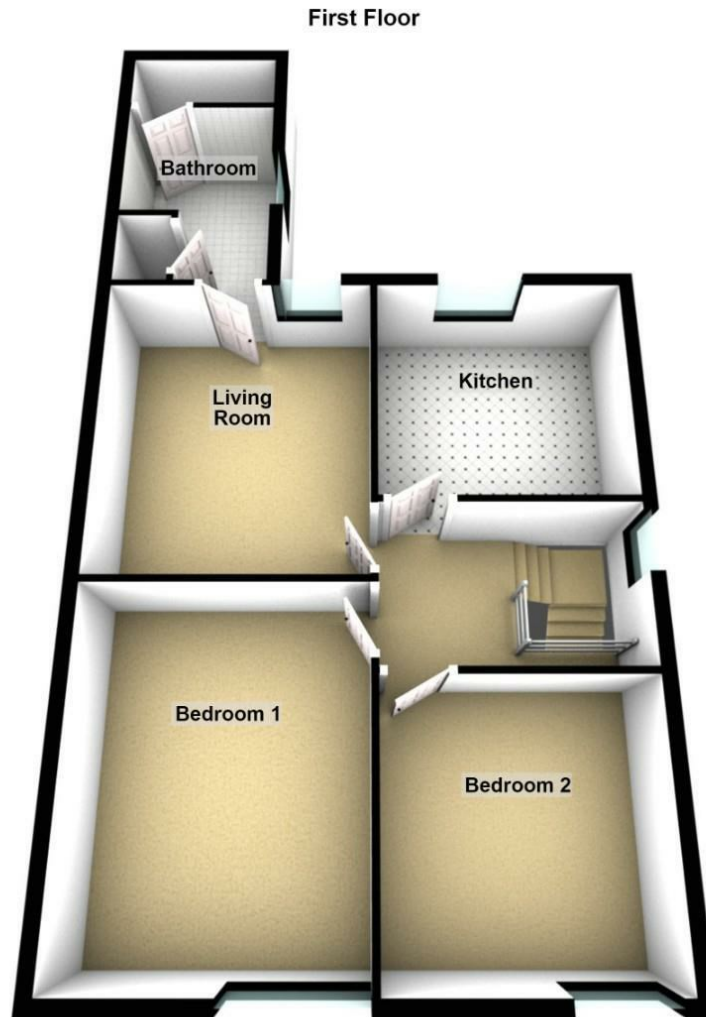
### NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
14'0" x 12'1"

Kitchen  
10'5" x 11'3"

Bedroom One  
15'5" x 12'1"

Bedroom Two  
10'6" x 11'3"

Bathroom  
10'2" x 7'3"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News