

SIGNATURE

NORTH EAST

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





📍 Holly Avenue, Wallsend NE28 6PE

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**£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.

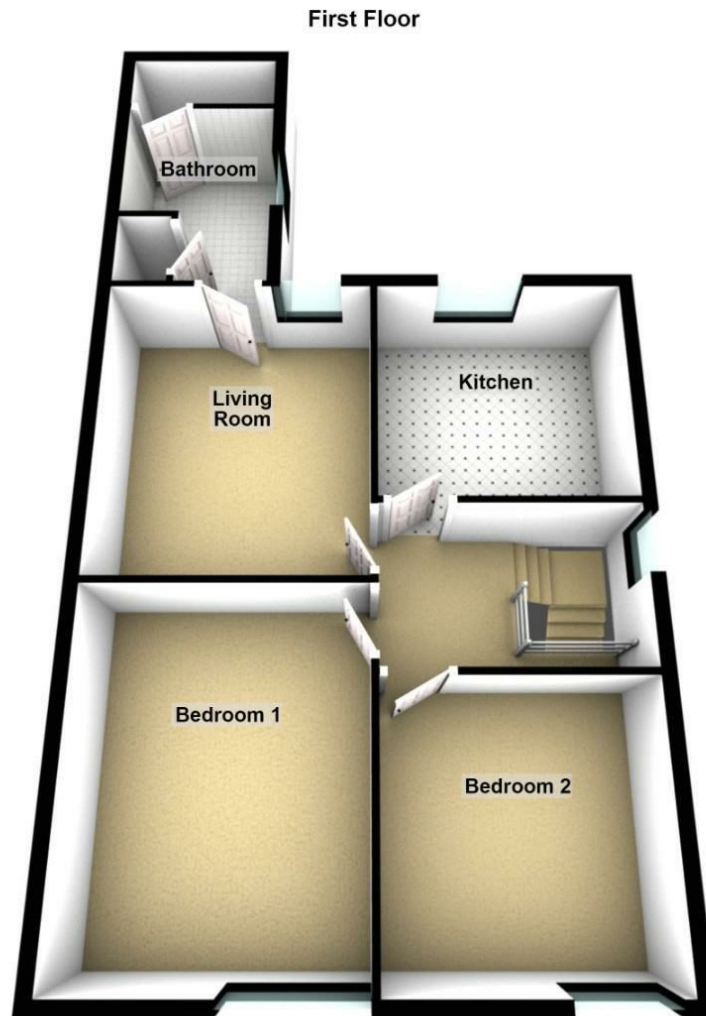
NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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