

SIGNATURE

NORTH EAST

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





📍 Boston Court, Newcastle Upon Tyne NE12 9RA

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**£725 Per Calendar
Month**

Signature North East is delighted to welcome to the rental market this freshly decorated two-bedroom first floor flat, complete with new carpets. Positioned within easy reach of Palmersville and Benton Metro stations, offering excellent transport links to Newcastle. A range of local amenities can also be found nearby in the centre of Forest Hall, including supermarkets & high street shops.

Stepping inside, the property opens into a bright and spacious open plan living room and kitchen, creating a welcoming space. A striking feature window spans the full length of one wall, allowing an abundance of natural light. The corner kitchen is well arranged with storage and worktop space, alongside designated space for a range of appliances.

The accommodation continues with two double bedrooms, both offering comfortable and versatile living space. Completing the interior is a bathroom, fitted with a bathtub, overhead shower, hand basin and WC.

Externally, the property benefits from an external walkway to the front, providing a small outdoor space, while an allocated garage situated within a nearby block offers valuable storage or secure parking. Freshly presented throughout and ready to move straight into, this is a fantastic rental opportunity in a well-connected and popular residential location.

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:

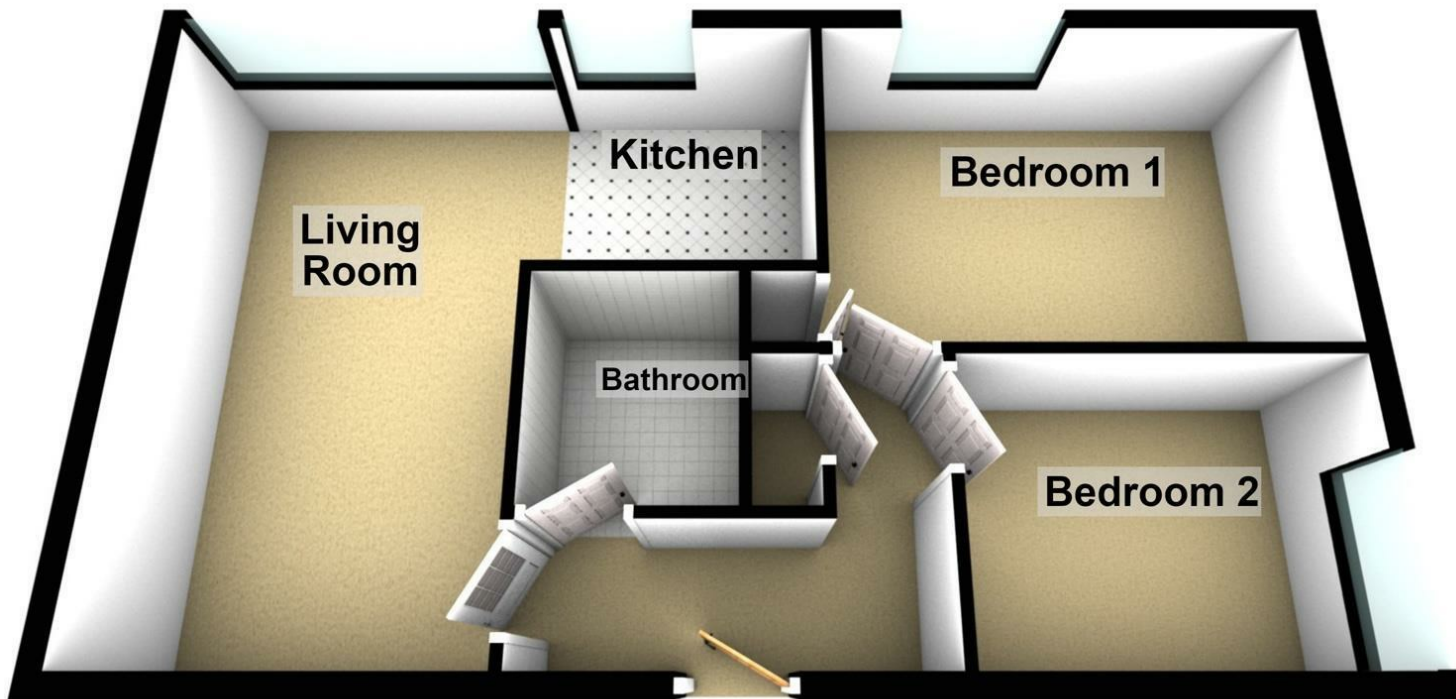
Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.



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

PROPERTY FLOORPLAN

First Floor



Total area: approx. 52.8 sq. metres (568.1 sq. feet)

Measurements:

Living Room
10'5" x 17'10"

Kitchen
7'8" x 7'5"

Bedroom One
14'0" x 9'10"

Bedroom Two
10'9" x 7'11"

Bathroom
5'6" x 6'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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