

# SIGNATURE

## NORTH EAST

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





📍 Kirkwood, Cramlington NE23 7PF

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**£725 Per Month**

Signature North East are delighted to welcome to the rental market this charming one-bedroom first-floor flat, situated in the residential area of Burradon, offering convenient access to local amenities and transport links for those commuting across the wider North East.

The property is offered unfurnished and benefits from fresh paint and new carpets throughout. Upon entering, you are welcomed into a bright lounge featuring a large window, while the kitchen offers a range of attractive wall and base units, ample worktop space, room for appliances and dual-aspect windows.

The accommodation continues with a spacious double bedroom, a bathroom fitted with a bath and overhead shower, wash basin and WC, alongside a hallway providing additional storage. Externally, the property is set within an attractive lawned area surrounded by established trees, with on-street parking available.

Available Immediately on an assured rolling periodic tenancy agreement.  
Council Tax Band: A

## 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 month's rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

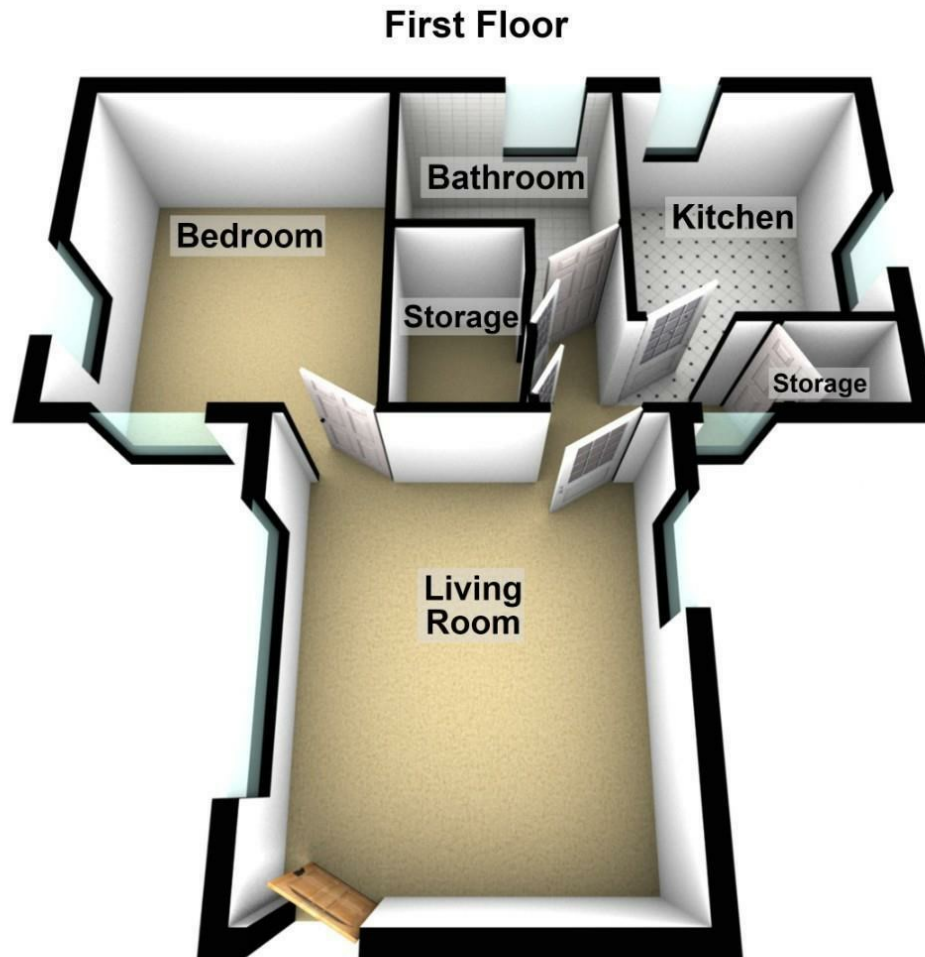
## NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

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



Total area: approx. 39.4 sq. metres (424.5 sq. feet)

## Measurements:

Living Room  
13'1" x 11'1"

Kitchen  
8'2" x 7'6"

Bedroom  
11'1" x 9'6"

Bathroom  
4'11" x 6'10"

## Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 51      | 71                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





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