



17 Cowen Street  
, Newcastle Upon Tyne, NE6 4EP

£595 Per Week

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- Wifi, Gas, Electric and Internet Included
- Gas Central Heating
- Double Rooms
- Fully Furnished

\*\*\*\*HOUSE SHARE\*\*\*\*

We are pleased to announce the availability of stunning LARGE double rooms in a beautifully furnished 5-bedroom shared accommodation. These newly refurbished rooms have been decorated to a high standard with bills included.

The property features a communal entrance and hallway leading to a spacious first-floor landing. Each double bedroom is fully furnished with a double bed, wardrobe, chest of drawers, desk, and chair. The shared kitchen/living space includes ample storage, a fridge/freezer, electric hob and oven, extractor fan, and a relaxing area with a Smart TV. A separate utility room and a main bathroom with a walk-in shower, bath, sink, and WC are also located on the first floor.

The property's location offers easy access to the city centre, shops, and amenities, with excellent transport links to the coast and nearby motorways, making it ideal for professionals. Additional benefits include gas central heating, double glazing, and WiFi included in the rent. One of the rooms also features a modern ENSUITE shower rooms with a walk-in shower, WC, basin, mirror, and shelving.

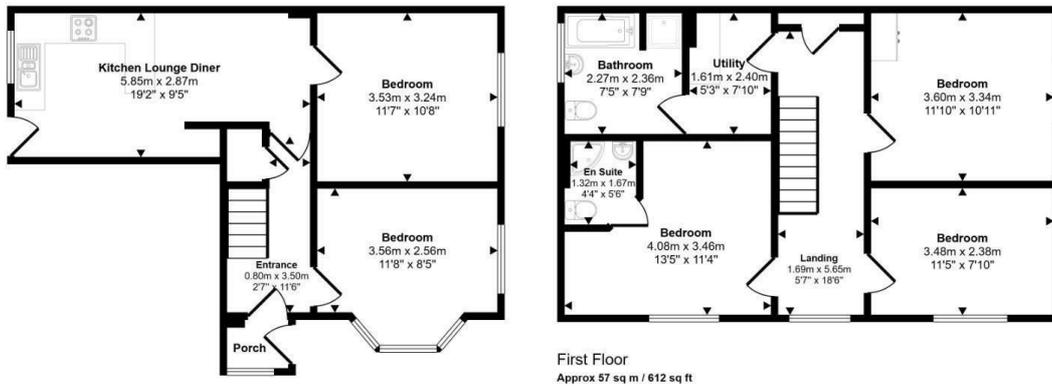
Please contact us to arrange a viewing at your earliest convenience. We would be happy to show you the various options available in this lovely property.





# Floor Plan

Approx Gross Internal Area  
103 sq m / 1107 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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. Intending purchasers 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 any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>	<b>59</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	