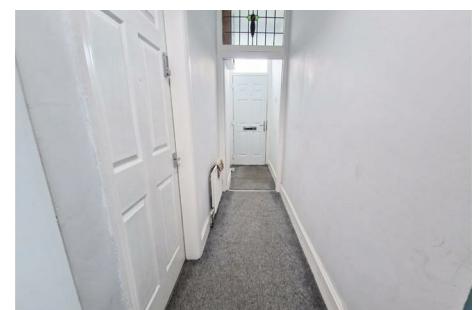
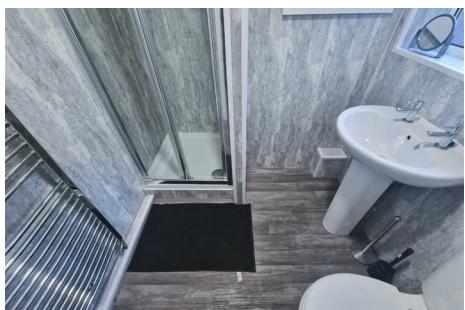




**Prime
Property Associates**



**Room 2, 35 Windy Nook
, Gateshead, NE9 6QP**

£395 PCM

Room 2, 35 Windy Nook

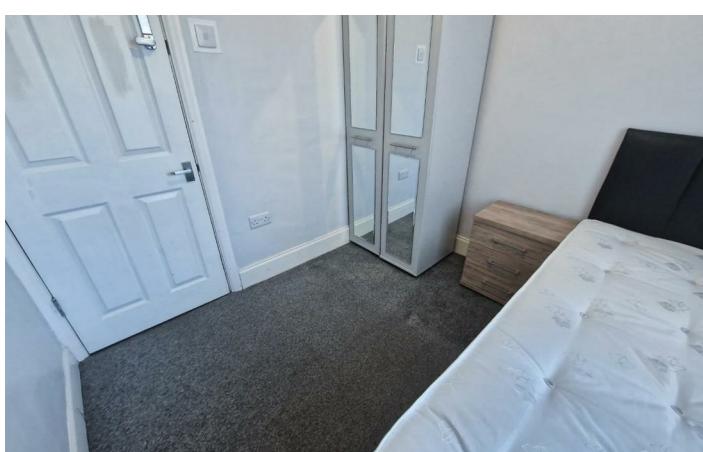
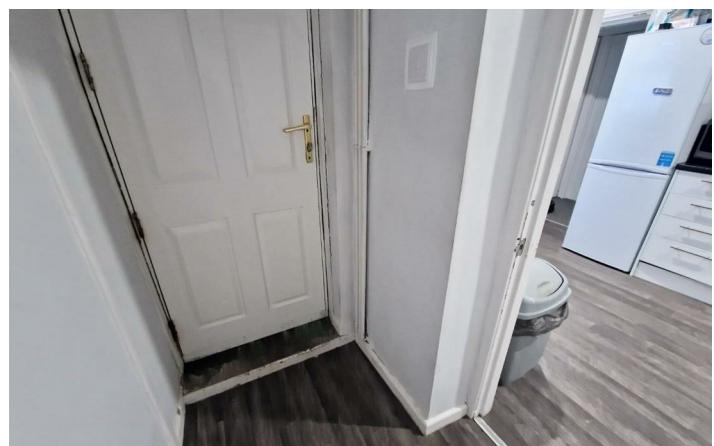
, Gateshead, NE9 6QP



- SINGLE ROOM + PRIVATE SHOWER ROOM - BILLS + WIFI + *CLEANER INCLUDED-

Located in Gateshead, not far from The Queen Elizabeth Hospital, A1 road links both north and south, plus a short commute from Newcastle City Centre, this furnished SINGLE BEDROOM + PRIVATE SHOWER ROOM in a well presented SHARED Terrace HOUSE, provides affordable accommodation for professional or students alike. The communal areas comprise; an entrance hallway/ stairs/ landing, a modern kitchen with all necessary appliances, plus a family bathroom. The property also benefits from; gas central heating, double glazing, a paved front garden, rear yard and on street parking. UTILITY BILLS, WIFI & a *discretionary, monthly communal CLEANER INCLUDED.

Viewing highly recommended.



Floor Plan

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 firms 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) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	