



**Prime
Property Associates**



**Room 1, 27 Killingworth Road
South Gosforth, Newcastle upon Tyne, NE3 1TB**

£515 PCM

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** LARGE DOUBLE ROOM (SINGLE OCCUPANCY) ** MODERN HOUSESHARE ** CLOSE TO METRO**
UTILITY BILLS + COUNCIL TAX + *CLEANER + WIFI INCLUDED **

We welcome to the market this spacious, LARGE DOUBLE BEDROOM in a SHARED well equipped, MID TERRACE property, in the sought after location of SOUTH GOSFORTH. This well presented room is fully furnished, including; double bed and mattress, with storage under, a double wardrobe, chest of drawers, table, blinds and curtains. The shared accommodation comprises of; a modern kitchen with all essential appliances, lobby, entrance hallway/ stairs/ landing and a family bathroom. Benefits include; Double glazing, gas central heating, a quaint rear garden with greenery and brick built BBQ, plus parking on a very quiet street at the rear too.UTILITY BILLS + COUNCIL TAX + * discretionary, monthly communal CLEANER + WIFI 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		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	