



**Flat 16, Windsor Court London Road, Newcastle, ST5 1NY**

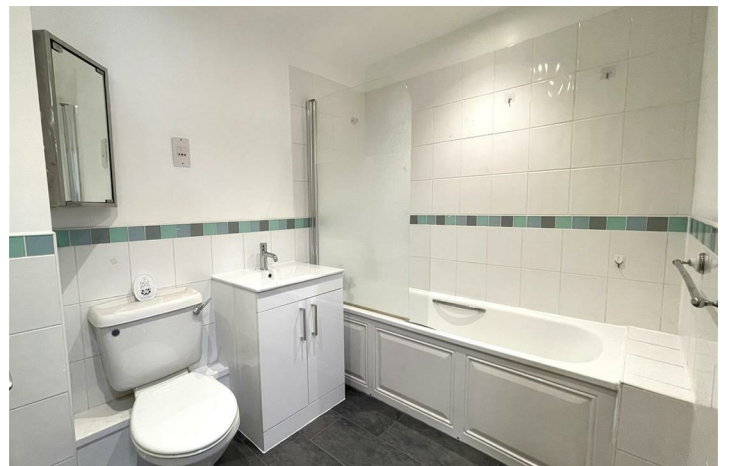
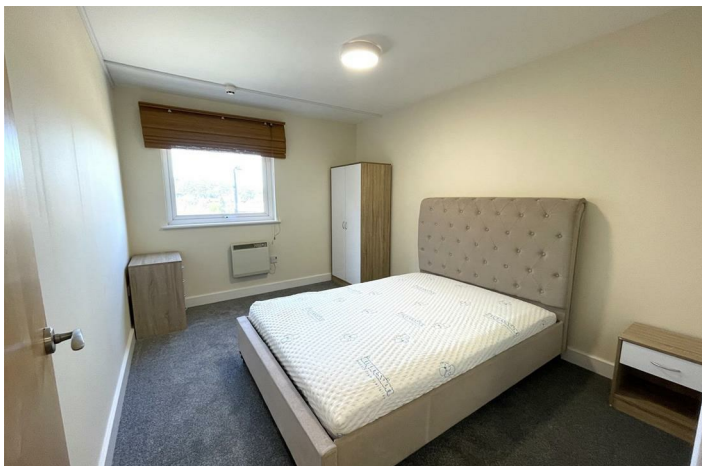
£950 Per Calendar Month

# Windsor Court London Road, Newcastle ST5 1NY

Two bedroom part furnished second floor apartment located in No 1 London Road, Newcastle. The apartment can be accessed either from the stairs or lift. The accommodation comprises of; Entrance Hall, Two Bedrooms, En-Suite, Family Bathroom, open plan Kitchen / Living area. The property is offered part furnished and Managed by Hammond Chartered Surveyors.



Council Tax Band: B



#### ENTRANCE HALL

Door to apartment, carpeted, electric heater.  
Two storage cupboards, one housing the water tank.

#### OPEN PLAN KITCHEN / LIVING AREA

4.48m x 6.94m max (14'8" x 22'9" max )

#### LIVING AREA

Window to side, patio door to balcony, electric heater, carpeted. Settee, dining table with 4 chairs.

#### KITCHEN AREA

Window to side, electric heater, vinyl flooring. Fitted with a range of wall, base and drawer storage units, integrated, electric oven / hob, fridge freezer, washing machine and dishwasher.

#### BEDROOM ONE

3.23m x 3.66m (10'7" x 12'0")

Window to side, carpeted, electric heater. Double bed with mattress, wardrobe, drawer unit and side table.

#### EN-SUITE

1.23m x 2.22m (4'0" x 7'3" )

Vinyl flooring, electric heater, shower cubicle, w.c, wash hand basin.

#### BEDROOM TWO

2.86m x 3.71m (9'4" x 12'2" )

Window to side, carpeted, electric heater. Double bed with mattress, wardrobe, drawer unit and side table.

#### BATHROOM

1.88m x 2.44m (6'2" x 8'0" )

Vinyl floor, part tiles walls, electric heater, fitted with a white suite comprising bath with shower from mixer taps, w.c, wash hand basin.

#### EXTERNAL

There is one allocated parking space located in the underground carpark with lift access to the apartment.

Style: Two Bedroom Second Floor Apartment

Status: To Let

Availability: Now

Rent: £995.00 per calendar month, monthly in advance by standing order

Holding Deposit: £229.00

Deposit: £1148.00 to be lodged with the Deposit

Protection Service

Other Costs: The tenant will be responsible for all

normal utilities charges and Council Tax charges

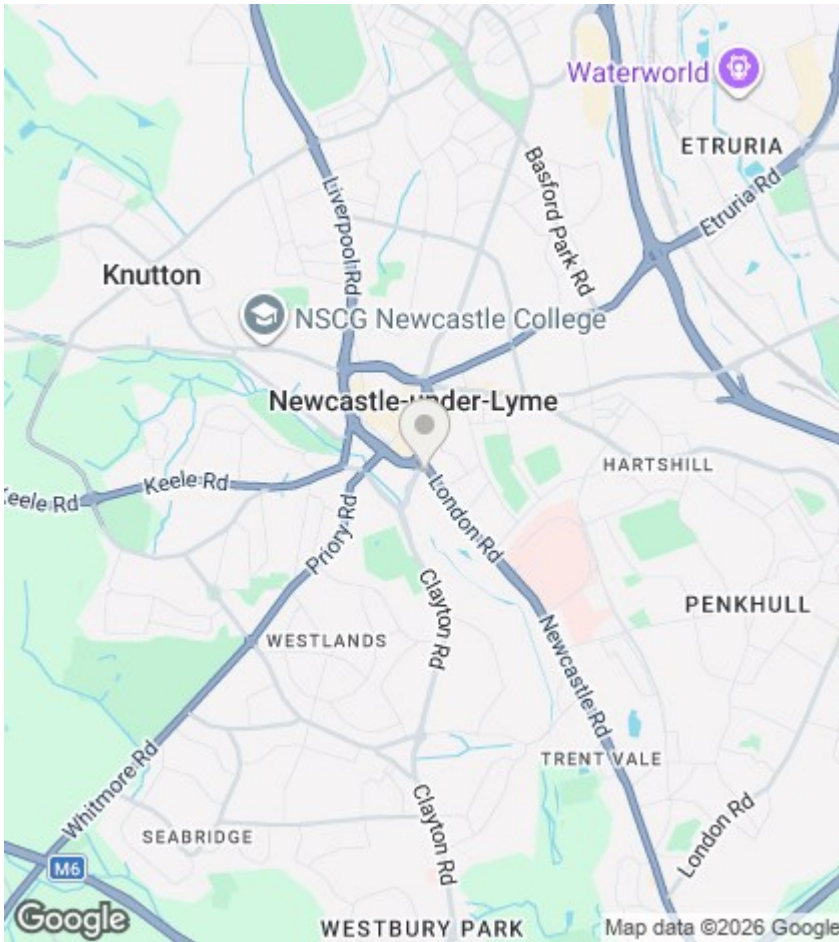
Furnishings: Part Furnished

EPC Rating: C

Council Tax Band: Band C

Broadband: TTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone  
Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



## Directions

## Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

## EPC Rating:

C

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>		70	
(55-68) <b>D</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	