



**126 DONCASTER ROAD**  
**NEWCASTLE UPON TYNE, NE2 1RA**

**£1,294 PCM**

Modern two bedroom ground floor flat situated in an ideal location for easy access to City Centre and Universities. Local amenities including shops, bars and restaurants only a 10min short walk. The property is furnished briefly comprising of spacious lounge, fitted kitchen with appliances, recently refurbished modern bathroom with storage, double bedrooms. Shared yard to the rear.

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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                                   | 69                         | 75        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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