



**WALTON  
ROBINSON**



**To Let**

## 45 Kelvin Grove, Sandyford NE2 1RL

£1,499 PCM



£115 PPPW - Seekers are delighted to present this upper maisonette which is ideally situated in the heart of SANDYFORD. There is a spacious lounge with comfy fabric sofas and a fully fitted kitchen which includes a WASHER/DRYER.

The bathroom / WC is fully tiled with a shower over the bath. All bedrooms are a good sized and fitted with double beds, wardrobe and a desk & chair.

A rear yard is available and you can park outside on the street using a permit. The property is equipped with gas central heating and UPVC double glazing.

- £115 PPPW / £1,499.11 PCM
- Upper Tyneside Flat
- Modern Fitted Kitchen
- Council tax band A
- COUNCIL TAX BAND - A
- AVAIL 05/08/2026 - 02/08/2027
- Spacious Lounge
- Three Double Bedrooms
- EPC Rating - D
- Compulsory Additional £33PPPW Bills Package - NO USAGE CAP



101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY

T: 01912431000 | Email: [enquiries@seekersproperty.co.uk](mailto:enquiries@seekersproperty.co.uk) | [www.waltonrobinson.com](http://www.waltonrobinson.com)