



## **39 Lotus Close, Newcastle Upon Tyne, NE5 1XB**

**£750 Per Calendar Month**

**\*\*\* AVAILABLE FROM 25TH NOVEMBER 2026 \*\*\*** on an unfurnished basis is this immaculate presented two bedroom upper flat in the highly sought after residential location of Chapel House which is ideally located for local amenities, transport links and schools. The property features a modern kitchen and fully tiled shower room, entrance landing, two double size bedrooms (the master bedroom benefiting from a built in wardrobe) and lounge area. Externally, there is a rear garden and a garage in a separate block. There are UPVC doors/windows and gas central heating throughout. Early viewing is highly recommended to avoid disappointment.

### **Lounge**

Spacious lounge with modern neutral colour scheme, UPVC window overlooking the front aspect, gas central heating radiator

### **Kitchen**

Fabulous kitchen with a range of neutral wall and base units fitted with plinth lighting, integrated oven, hob,, extractor fan and fridge freezer, recessed spotlights, UPVC window over looking the rear aspect, gas central heating radiator

### **Shower Room**

Fully tiled shower room with rainfall shower, basin integrated into a built in vanity unit and low level WC, frosted UPVC window and chrome wall mounted towel rail.

### **Master Bedroom**

Bright and airy master bedroom with the added benefit of a built in wardrobe, neutral decoration, UPVC window to overlooking the front aspect, gas central heating radiator

### **Bedroom Two**

Second bedroom with neutral decoration , UPVC window overlooking the rear aspect, gas central heating radiator

### **Rear Garden**

Large rear garden with lawned area

### **Garage**

There is a separate garage in a block in close proximity to the property.

### **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

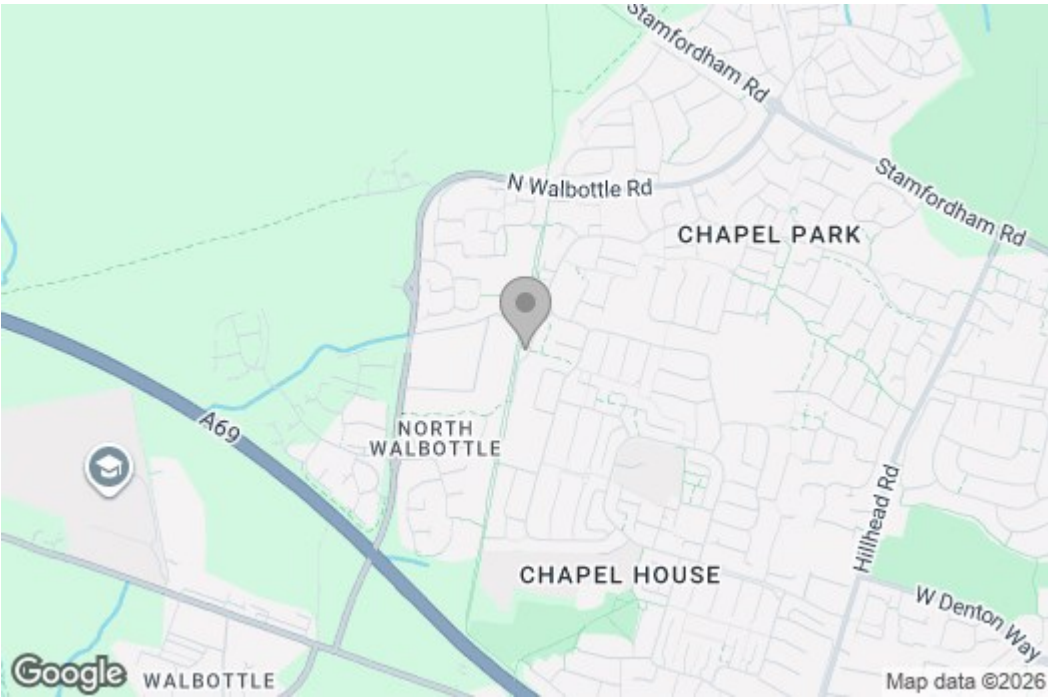
**Upfront Costs:**

1 Months rent to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser 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 an representation or warranty in respect of the property.

Energy Efficiency Graph

