

**12 Heaton Hall Road, Newcastle Upon Tyne, NE6 5NQ**

**£825 PCM**

Available Now | Inclusive of utility bills and super fast internet | £825 per month | Hive Estates presents this contemporary 1 bedroom apartment in a bespoke, high specification development in Heaton. Fully furnished to a premium standard, this apartment is one of six beautifully appointed apartments available.

Hive Estates presents this contemporary 1 bedroom apartment in a bespoke, high specification development in Heaton. Fully furnished to a premium standard, this apartment is one of six beautifully appointed apartments available.

Utilities are uncapped and include gas central heating and hot water, electricity, water/sewerage, TV licence and superfast wireless broadband! This development is fully loaded with technology and each apartment has it's own private wireless network and 80 mbps infinity broadband. Council tax is excluded, this is paid separately to the council unless you are exempt.

This spacious apartment has an open plan kitchen, living and dining room with double window. It features a spacious double bedroom with storage and a tiled bathroom with shower. The kitchen is bright, glossy and modern with an integrated oven, gas hob and extractor fan. There is ample storage within the units and the splash back is a stunning metro style white tiling. The kitchen is open plan with the living room, with laminate wood flooring, a wall mounted Smart LCD TV with freeview and a network connection, a dining table and two white chairs with a side table. There is a large sofa and rug provided and the windows have vertical blinds. The decor is bright, fresh and neutral and all furnishings have been carefully selected with attention to detail.

The open plan living space leads onto a large bedroom, with two tall windows allowing for lots of natural light. There is a rug, double bed with headboard and two white bedside tables with drawers and lamps. There's a chest of drawers too, and an integrated wardrobe with closing door. The bathroom is fully tiled, with the same metro tiles as the kitchen, with the addition of a chrome trim. There's a stylish circular basin, a WC and a full sized shower with screen. There's a mirrored bathroom cabinet and heated towel radiator also provided.

There is a fully equipped laundry room with washing, drying and ironing facilities. The privacy network within each apartment allows the use of airplay speakers, wireless printers, Smart TV's and NAS drives to name but a few examples. Each apartment has it's own wireless network and ethernet cable network, to provide super-fast connections between each of your devices. There's a network connection for your Smart TV also, allowing easy use of BBC iPlayer, ITV Hub, and other on demand services!

Be one of the few to experience premium living in a fantastic location, close to local shops, bars and restaurants. minutes from Sainsbury's on Heaton Road, it's also a short walk to Chillingham Road Metro station, and the Number 1 bus, which comes every 7 minutes, is close by. Off street parking is available with plenty of on street parking for your visitors.

### **WHAT TO DO NEXT?**

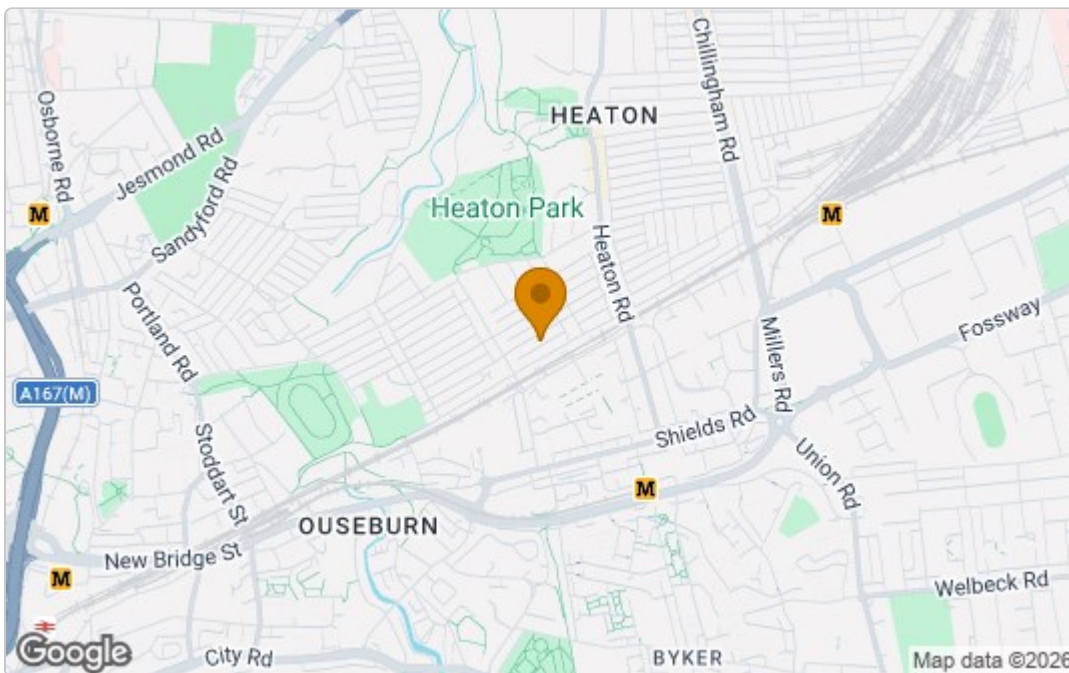
Contact the hive team to book a viewing either by calling the telephone number above or sending an email by completing the enquiry form on this page. We'll happily show you around at a

time that suits you, and can even pick you up or drop you off. Any questions you have will be answered and you'll be explained the letting process in detail with us.

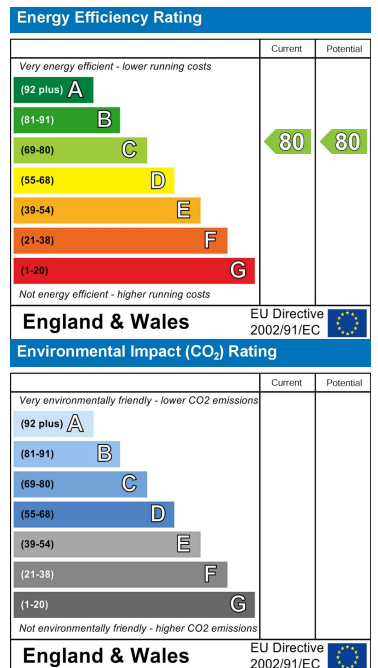
### **DISCLAIMER**

All property photographs are copyrighted and must not be used without our permission. Whilst every care has been taken to ensure the accuracy of this property advert, we cannot guarantee this and potential tenants should seek clarification on all details before proceeding to rent a property with hive.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.