


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Belsay Gardens, Gosforth NE3 2AU

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## £450 Per Calendar Month

A fantastic opportunity to acquire this attractive one bedroom, unfurnished, ground floor flat with garden out the front.

Positioned in a popular residential area of Gosforth, close to the centre of Newcastle upon Tyne and a wide range of amenities.

There is easy access to the A1 North and South, as well as other major road and rail links.

Available now.

To apply for a tenancy on this property, a refundable fee of one weeks rent is required.

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent.

(all property photographs are professional, encrypted and copyrighted)



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

## Ground Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

ENTRANCE

LIVING ROOM  
11'1" x 9'4"


KITCHEN  
7'10" x 6'3"

BEDROOM  
12'2" x 8'2"

BATHROOM

EXTERNAL

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



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**FINANCE**

**LAW**

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0191 432 4151

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Newcastle  
0191 640 2284

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