

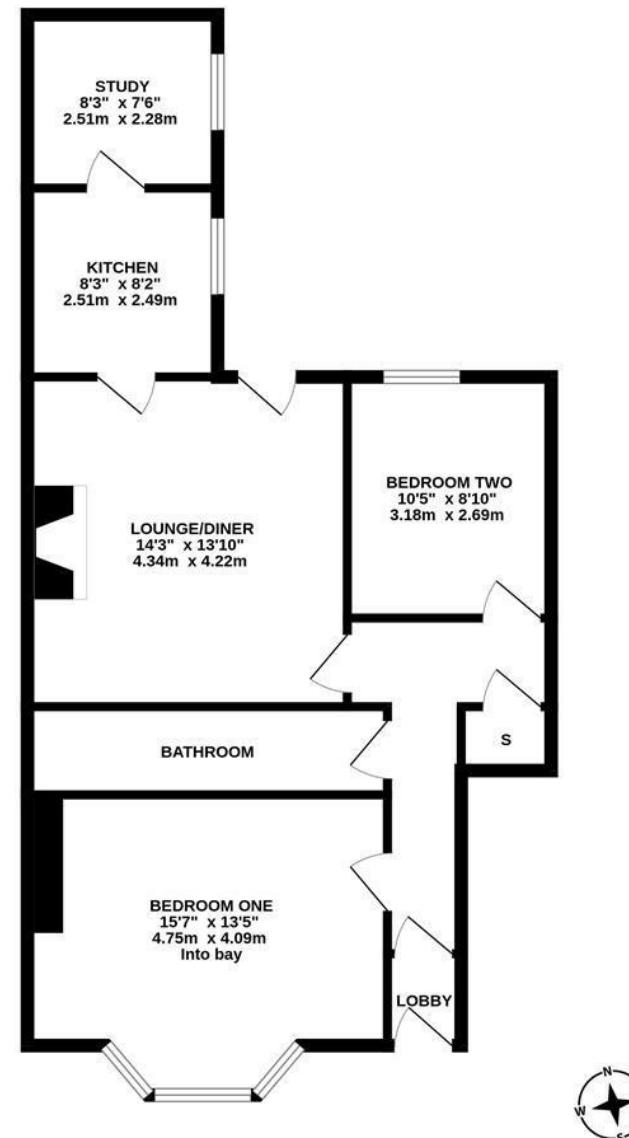
\*\*AVAILABLE JULY 2026\*\* \*\*£150pppw\*\*

\*\*FURNISHED\*\* \*\*GROUND FLOOR FLAT\*\*  
WITH SEPARATE STUDY\*\* Ideally located on Bayswater Road West Jesmond, this two bedroom flat is within striking distance to West Jesmond Metro, the countless shops, cafes and restaurants on Osborne Road and also within close proximity to Newcastle city centre.

The accommodation briefly comprises: entrance lobby through to entrance hall with under-stairs storage cupboard; lounge diner with feature fireplace and door access to the rear yard; kitchen with fitted units, work surfaces and spot lighting; study; two bedrooms, bedroom one with walk in bay; centralised shower room complete with three piece suite and spot lighting. Externally, an enclosed yard with both wall and fenced boundaries together with gated access to the rear service lane. Early viewings are advised to avoid disappointment!

Available 9th July 2026 | £150pppw/ £1,300pcm  
| Furnished | Ground Floor Flat | 733 Sq ft  
(68.1m<sup>2</sup>) | Two Bedrooms | Study | Lounge/Diner | Kitchen | Centralised Shower Room | Private Rear Yard | Great Location | Student Property | GCH & DG | Council Tax Band: B | EPC Rating: C

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**£1,300 PCM**

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

