



## 52 St. Andrews Street

Newcastle Upon Tyne, NE1 5SF

£675 pcm

BRAND NEW fully furnished Studio Apartments with modern living space in a city centre location. Accommodation comprises an open plan Kitchen/Living/Dining/Bedroom Area and Bathroom. Integrated appliances are included as well as a new SMART TV and furniture. AVAILABLE FROM 1st APRIL.

- BRAND NEW Studio Apartment
- Available from 1st April
- Fully Furnished
- City Centre Location
- Modern Living Space

**Tel: 01609 773004**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS** 

BRAND NEW fully furnished Studio Apartments with modern living space in a city centre location. Accommodation comprises an open plan Kitchen/Living/Dining/Bedroom Area and Bathroom. Integrated washing machine and fridge freezer are included as well as table and chairs for the dining area and sofa and brand new SMART TV in the living area. A Double Sized OTTOMAN Bed, bedside table and wardrobe is provided in the Bedroom area. AVAILABLE FROM 1st APRIL.

Agent Note - The soft furnishings shown in photos are not included.

#### AGENT'S NOTES

Council Tax Band TBC

EPC Rating TBC

#### RENT

Payable per calendar month.

#### DEPOSIT

Zero Deposit Scheme Available or £778.84 through Deposit Protection Service

#### REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

#### SERVICES

The Tenant will be responsible for paying for all the main services.

#### PERIOD OF LETTING

On an Assured Short Hold Tenancy for a period of no less than 6 months.

#### INSURANCE

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

#### DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

#### SMOKING

Tenants are asked to observe a No Smoking policy inside the property.

#### NO PETS

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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