

David Robson & Associates Ltd

109 Scrogg Road

Walker

Newcastle upon Tyne

NE6 4HA

T. 0191 276 1995

F. 0191 240 6868

E. davidrobson\_propertymanagement@hotmail.co.uk

[www.drapropertyservices.co.uk](http://www.drapropertyservices.co.uk)



## Parsons House, , Wallsend Tyne and Wear

**AVAILABLE SOON** - We are very happy to bring to the market this ground floor 1 bed apartment in Parsons House, Battlehill. , , Not suitable for pets. , , The apartment is £505.00 per month which also includes Water rates and Gas charges. This is an unfurnished property although there is a fitted oven and hob, with access to a shared laundry room on site. , , The apartment comprises of Lounge/ dining area, kitchen, bedroom with bathroom. , , References Required.,

Guarantor may be required,  
£519.00 Bond Required., ,

There is a holding deposit of £100 that can be deducted from your bond if your application is successful. If the referencing fails this deposit will be non-refundable and you will not be offered a tenancy. \* Management discretion.\*,  
EPC - D, Council tax band - A,

Parsons House, , Wallsend Tyne and Wear

**ENTRANCE HALL**

Access via main hallway and secure front door



**LOUNGE**

Open plan lounge / kitchen  
Radiator, socket point and tv point.



**KITCHEN**

Kitchen with fitted cover and hob and space for a fridge freezer.



**MASTER BEDROOM**

Bedroom with window, radiator and socket points.



## BATHROOM

Bathroom with bath, shower, hand basin and toilet.



## EPC

EPC Rating D - Full report on request

### Energy performance certificate (EPC)

#### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

24 Parsons House WALSLEY NE28 9RP		Energy rating <b>D</b>
Valid until <b>16 November 2028</b>	Certificate number <b>8738-7429-6769-1113-7992</b>	
Property type		End-terrace bungalow