

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](mailto:davidrobson_propertymanagement@hotmail.co.uk)

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



## Kentmere Aveune , Walkerdene, Newcastle upon Tyne

### **Available NOW please make an online enquiry...**

- Recently refurbished to an excellent standard
- 2 Bed, unfurnished, Lower flat
- New combi boiler and PVC double glazed windows and doors
- Bond required up front £865.00

References Required

EPC -

Council tax band - A

There is a holding deposit 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.\*  
Contact The Office For More Information.

Kentmere Aveune , Walkerdene, Newcastle upon Tyne

### **ENTRANCE HALL**

Entrance hall with access to all rooms. Laminate flooring and radiator.



### **LOUNGE**

Lounge to the rear overlooking the garden. Radiator socket points, large windows, fire and fire surround.



### **KITCHEN**

Brand new kitchen to the rear with fitted cooker, hob and extractor. Insert sink with mixer tap and plenty cupboard space. Access to the bathroom and rear garden.



### **REAR VIEW**

Rear garden with Patio area.



## **MASTER BEDROOM**

Master bedroom to the front of the flat, large bay window, radiator and socket points.



## **BEDROOM 2**

Smaller bedroom to the front of the flat. Still a double with large windows, radiators and socket points.



## **OUTSIDE**

Fully paved private rear garden with patio area. Access via the rear door off the kitchen and side access outside.



## **BATHROOM**

Brand new bathroom with Bath, overhead shower, hand basin and WC.  
To the rear of the property off the kitchen. Great size bathroom.



EPC

EPC - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		