

GILMORE ESTATES

Property Sales & Lettings



£1,100 Per Month

, Claremont Road, Spital Tongues, Newcastle Upon Tyne, , NE2 4AN

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In the vibrant city of Newcastle Upon Tyne, this charming two-bedroom upper flat offers a delightful blend of modern living and classic character. Spanning an impressive 839 square feet, the property boasts a well-designed layout that is perfect for professionals seeking a comfortable and stylish home.

Upon entering, you will find a welcoming reception room that serves as the heart of the flat, ideal for relaxation or entertaining guests. The two spacious double bedrooms provide ample space for rest and rejuvenation, each designed with modern decor that enhances the overall aesthetic of the home. The bathroom is well-appointed, ensuring convenience and comfort for daily routines.

One of the standout features of this property is its proximity to the Royal Victoria Infirmary (RVI) and the bustling centre of Newcastle, making it an excellent choice for those who appreciate the convenience of city living. The flat also benefits from a lovely garden, offering a serene outdoor space to unwind after a busy day.

Entrance

Entrance door to hallway, stairs to first floor.

First Floor Landing

Meter cupboard

Kitchen / Lounge

14'9" x 20'7" (4.50 x 6.28)
Open plan kitchen and lounge, solid wood modern kitchen with wall and base units and centre island, high level oven and microwave, Smeg induction hob, integral fridge and freezer sink set into centre island and mixer tap, two Upvc windows to rear aspect, central heating radiator, gas fire with timber surround and built in bespoke cupboards to both alcoves.

Utility / Office

8'2" x 7'7" (2.50 x 2.32)
Upvc window to side aspect and central heating radiator.

Bathroom

7'4" x 4'9" (2.25 x 1.46)
Upvc window to rear aspect, shower cubicle, WC, wash hand basin, chrome towel rail, fully tiled walls, non slip flooring with floor drain.

Bedroom One

15'7" x 12'4" (4.75 x 3.8)
Upvc window to front aspect, gas fire with decorative surround and central heating radiator.

Bedroom Two

9'4" x 7'11" (2.87 x 2.43)
Upvc window to front aspect and central heating radiator.

Parking Permits

Parking permits can be applied for from Newcastle City Council

Disclaimer

All furnishings have been added to some rooms to show the properties potential.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

