

# BRUNTON

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## RESIDENTIAL



**\*\*AVAILABLE MAY\*\* WARWICK STREET, HEATON, NE6**

**£1,175 PCM**

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**\*\*\*360 VIRTUAL TOUR\*\*\* - Available 05.05.26 - Rent £1,175pcm - 2 bed upper flat with additional office.**

Beautiful 2-bed upper flat located on Warwick Street, close proximity to the hustle and bustle that Heaton offers, and the City Centre. Briefly comprises of: entrance hall leading to the stairs up to the first floor, a main bedroom with a double wardrobe, chest of drawers and two bedside cabinets, a second bedroom with a large wardrobe, and an additional room as an office. There is a bathroom room with a shower/bath, wash basin and WC, the living room is spacious with a storage unit. The kitchen is fully equipped with appliances, an electric oven with hob, a washing machine, and a fridge freezer. Externally there is a private rear yard.

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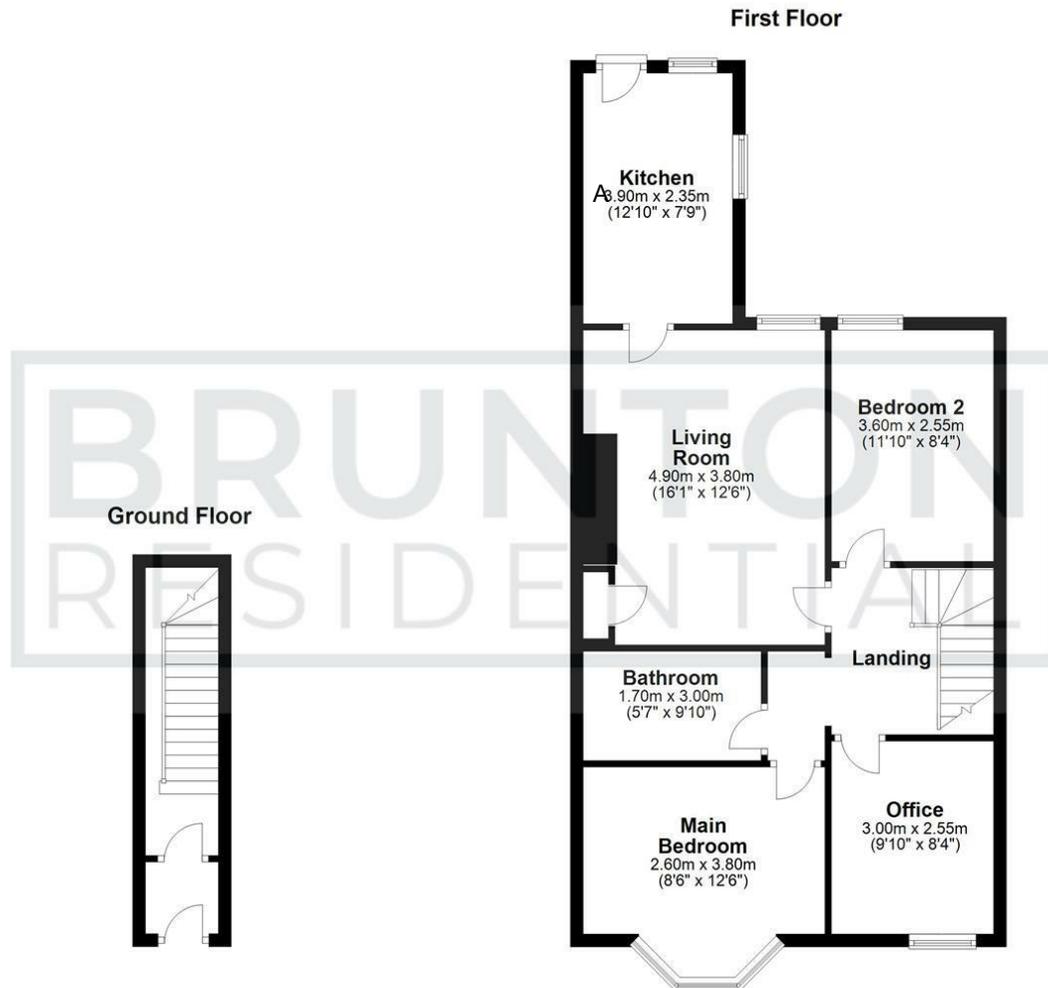
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TENURE :

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : A

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	