



**£180 Per week**

Urban Study Melbourne, L01 Pandon Bank, Newcastle, NE1 2JF

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Basement studio at popular co-living development Urban Study Melbourne ALL BILLS INCLUSIVE (ex. Council Tax, Band A) in Newcastle City Centre. Perfect for working professionals and students this studio apartment has a galley kitchen (oven, electric hob, extractor fan, microwave and fridge/freezer), en suite shower room, desk space and great storage solutions for studio living.

Superfast broadband, water and electricity bills are all included in rent as well as the building's resident-only facilities including: Sky Sports in the cinema room, private dining room, games area, newly refurbished gym, break out/meeting rooms, secure bike storage and smart laundry facilities (additional charges for laundry apply).

Secure carded entry to building, 24/7 CCTV around the building and a friendly front of house team and day concierge to store parcels and deliveries securely.

Gated, secure off-street parking is available at an additional £20 a week.

## 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

