



- **Modern Apartment**
- **Bathroom & Ensuite Shower**
- **EPC Band C, Rating 80. Council Tax c**
- **Two Bedroom Fully Furnished**
- **Parking and free WIFI**
- **Please Ask One of Our Advisors For Further Details**



**22 Hassells Bridge, Hassell Street**  
Newcastle, ST5 1BF

**Monthly Rental Of**  
**£925**

## Description

STUDENT LET FOR SEPT 2023 -2024. Modern Apartment within walking distance of Newcastle town centre . The property is a fully furnished two bedroom first floor apartment, with UPVC double glazing, electric heaters and a balcony. Internal accommodation comprises entrance hall, open-plan lounge/ dining room / kitchen area, two bedrooms, ensuite and bathroom. The property comes with allocated parking and free wifi

This property is let and managed by Keates Hulme.

## Entrance Hall

With uPVC double glazed front door and wall-mounted electric heater.

## Open Plan Living / Dining / Kitchen Area 19' 3" x 18' 4" (5.89m x 5.61m)

### Living/Dining Area

With leather sofa and chair, TV stand, glass-top dining tableWith two electric wall heaters, power points, aerial point, carpeted flooring and uPVC french doors leading out onto the balcony.

### Kitchen Area

With modern walnut-effect units, white gloss worktops, breakfast bar, part-tiled walls and tiled flooring. Integrated appliances include a cooker and hob with extractor hood, a fridge freezer, washing machine and dishwasher.

## Bedroom 1 10' 5" x 9' 8" (3.18m x 2.97m)

With double bed, cupboard, wardrobe, electric wall heater, power points, aerial point and carpeted flooring. Ensuite shower room off.

## Ensuite Shower Room

With modern white suite comprising low level W.C., pedestal washbasin and shower cubicle. Also with heated towel rail, extractor fan, tiled walls and tiled flooring.

## Bedroom 2 8' 11" x 8' 7" (2.74m x 2.64m)

With double bed, wardrobe, bedside table, chest of drawers, desk, electric wall heater, power points, aerial point and carpeted flooring.

## Bathroom

With modern white suite comprising low level W.C., pedestal washbasin and panelled bath with shower over. Also with heated towel rail, extractor fan, tiled walls and tiled flooring.

## Viewings

To view this, or any other of our properties, please call 01782 413580. If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money. Viewings strictly by appointment only.

## Access

Please note viewing access is by the cooperation of the current tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

Keates Hulme for themselves and for the landlord gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the landlord. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The landlord does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



#### **Equipment and Apparatus**

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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# Energy performance certificate (EPC)

23 Hassells Bridge  
Hassell Street  
NEWCASTLE  
ST5 1BF

Energy rating

**B**

Valid until:

**13 January 2032**

Certificate  
number:

**2902-1229-4000-1294-0292**

## Property type

Mid-floor flat

## Total floor area

67 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)