



LET'S SELL PROPERTY

LETTINGS SALES MANAGEMENT



Blackfriars Court,  
Newcastle upon Tyne  
£700 pcm

\*\*\*Available 6th of June\*\*\* Let's  
Sell Property welcome to the  
market this well presented one  
bedroom flat, pleasantly  
situated within a well  
established and sought after  
residential area in Newcastle  
city centre.

- Council Tax Band A
- EPC Rating C
- Fully Furnished
- Ground Floor
- Newcastle Apartment

## Energy Efficiency Rating

|                                                                         | Current                    | Potential                                                                             |
|-------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92-100) A</b> |                            |                                                                                       |
| <b>(81-91) B</b>                                                        |                            |                                                                                       |
| <b>(69-80) C</b>                                                        | <b>70</b>                  |                                                                                       |
| <b>(55-68) D</b>                                                        |                            |                                                                                       |
| <b>(39-54) E</b>                                                        |                            |                                                                                       |
| <b>(21-38) F</b>                                                        |                            |                                                                                       |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i>   |                            |                                                                                       |
| <b>England &amp; Wales</b>                                              | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

|                        |                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------|
| Viewing                | Strictly by appointment with Let's Sell Property - Head Office Telephone<br>01913758535 |
| Reference              | RL0010                                                                                  |
| Additional Information | Council Tax Band: A                                                                     |
|                        | Deposit: £700                                                                           |
|                        | Holding Deposit: £173.07                                                                |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.