



LET'S SELL PROPERTY

LETTINGS SALES MANAGEMENT



Curzon Place,  
Gateshead  
£1,300 pcm

\*\*\*Available 15th October \*\*\*

Let's Sell Property welcome to the market this modern two bedroom Duplex (Very rare and sought after in this block) Spacious spread out over two floors.

- Two Double Bedrooms
- Duplex Apartment
- Allocated Parking In Garage
- Central Heating
- Students Welcome
- Family Bathroom, Ensuite and Downstairs Toilet
- Double Glazing

## 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>76</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              | RL0078                                                                                  |
|                        | Council Tax Band: C                                                                     |
|                        | Deposit: £1,300                                                                         |
|                        | Holding Deposit: £276.92                                                                |
| Additional Information | Parking options: Off Street                                                             |
|                        | Electricity supply: Mains                                                               |
|                        | Heating: Electric                                                                       |
|                        | Water supply: Mains                                                                     |
|                        | Sewerage: Mains                                                                         |

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.