



LET'S SELL PROPERTY

LETTINGS SALES MANAGEMENT




Curzon Place,
Gateshead
£995 pcm

Available 4th August

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> (92-100) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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 01913758535
Reference	RL0078
Additional Information	Council Tax Band: C Deposit: £995

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.