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## Welbeck Road, Walker, Newcastle upon Tyne

**£ 650.00**

David Robson & Associates are pleased to bring to the market this 2 bed first floor apartment on Welbeck road in the popular area of Walker, Newcastle upon Tyne.

### **Coming Soon - Please make online enquiry.**

This apartment offers open plan living space with large living/ kitchen, bathroom and two bedrooms. The property is fully double glazed with electric storage heaters (no gas).

Not suitable for pets.

References Required.

Bond Required £750.00

There is a holding deposit of £100 that can be deducted from your bond if you application is successful. If the referencing fails this deposit will be non-refundable and you will not be offered a tenancy. \* management discretion.\*

Contact The Office For More Information.

EPC Rating C

Council Tax A

Welbeck Road, Walker, Newcastle upon Tyne

### **RECEPTION HALLWAY**

Private coded entry door.



### **LOUNGE**

Open plan lounge with large windows, fire place and plug sockets.



### **KITCHEN**

Open plan kitchen with fitted cooker, hob and extractor. Fitted under counter fridge. Space and plumbed for a washing machine.



### **MASTER BEDROOM**

Master bedroom with large windows facing Welbeck road. Storage heater and socket points.



## BEDROOM 2

Smaller bedroom with window facing Welbeck road, Storage heater and socket points.



## BATHROOM

Bathroom with bath, hand basin and WC. Electric shower over bath.



## EPC

EPC - FULL REPORT AVAILABLE ON REQUEST

### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

