



PER CALENDAR MONTH

£895 Per Calendar Month

Wych Elm Crescent

Newcastle upon Tyne, NE7 7PY

Nestled in the charming Wych Elm Crescent, this delightful two-bedroom upper flat in High Heaton, Newcastle upon Tyne offers a perfect blend of comfort and convenience. The property, which dates back to the pre-war era, boasts a spacious landing that leads to a welcoming lounge, complete with a feature bay window that fills the room with natural light.

The flat comprises two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed kitchen is ideal for those who enjoy cooking, while the bathroom features a convenient WC, catering to all your daily needs.

One of the standout features of this property is the lovely garden, which extends to both the side and rear, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air.

This unfurnished flat is available for immediate occupancy, making it an excellent choice for anyone looking to settle into a new home without delay. With its prime location and charming features, this property is sure to appeal to a variety of tenants seeking a comfortable living space in Newcastle upon Tyne. Don't miss the opportunity to make this delightful flat your new home.

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LOCAL AUTHORITY
Newcastle City Council

TENURE

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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