



Fifth Avenue, Heaton NE6 5YL

**£1,200 Per Calendar Month**

- HEATON
- GROUND FLOOR FLAT
- DOUBLE GLAZING
- FURNISHED
- THREE BEDROOMS
- AVAILABLE 4.9.25
- GCH



## Viewings

Viewings by arrangement only. Call 0191 2401818 to make an appointment.

## Council Tax Band:

A

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Total area: approx. 60.8 sq. metres (659.4 sq. feet)