



In partnership with

URBAN STUDY



£800 Per month

Tyne Bridge Studios, 007 Pilgrim Street, Newcastle, NE1 2DN

# Tyne Bridge Studios, 007 Pilgrim Street, Newcastle, NE1 2DN

**\*\*FIRST TWO WEEKS RENT FREE, IF YOU MOVE BEFORE THE END OF THE MONTH\*\***

\*Available to rent NOW\* modern and contemporary ground floor studio overlooking green space in Newcastle city centre. ALL BILLS INCLUSIVE (ex. Council Tax, Band A). Perfect for working professionals and students this studio apartment has a galley kitchen (oven, electric hob, extractor fan, fridge/freezer), en suite shower room, desk space – ideal for working from home or studying and great storage solutions for studio living.

Superfast broadband, water and electricity bills are all included in rent as well as the building's resident-only facilities including: Sky Sports in the cinema room, private dining room, games area, newly refurbished gym by Club House, break out/meeting rooms, secure bike storage and smart laundry facilities (additional charges for laundry apply – pay per use).

The building features secure carded entry and 24/7 CCTV coverage throughout. A friendly front-of-house team is on hand, and a daytime concierge is available Monday to Friday during standard working hours to assist residents, including securely storing parcels and deliveries for collection at a convenient time.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		