



**£190 Per week**

202 Urban Study Melbourne Pandon Bank, Newcastle Upon Tyne, NE1 2JF

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Urban Study Melbourne is a high-spec, contemporary and bright student and young professional apartment building with a large communal area and fantastic amenities, like study and snug areas on each floor.

It's close to Newcastle and Northumbria University campuses as well as the city centre. Shopping centers, bars, restaurants, nightlife, the historic center and parks are all on your doorstep. You can walk everywhere, but bus stops and Manors rail station are also just a stones' throw away.

As well as modern, clean bedrooms complete with kitchenette and an ensuite bathroom, Urban Study residents have access to all the communal areas and amenities. To name a few: cinema room, dinner party room, gym, parking, and laundry. There are also Building Managers on site that are there to help with any request.

Rental prices are all inclusive of bills (excluding council tax if applicable).

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## 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	Planned
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
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	