



Westgate Road

, Newcastle Upon Tyne, NE4 6AR

Rental £138 Weekly
1 bedroom House available 01 August 2025

85 New Elvet, Durham, County Durham, DH13AQ
newcastle@loc8me.co.uk

0330 330 0999

Opening Times

Mon Closed; Tues Closed
Wed Closed; Thurs Closed
Fri Closed; Sat Closed; Sun Closed

* Furnished

Situation

This recently refurbished property is an ideal environment for students looking to study in a quiet and central location. The apartment boasts large living space with ample storage space, making it the perfect choice for those wishing to be in a central location, without sacrificing on space or budget. The large bedrooms all come equipped with a wardrobe, desk, chair, and a double bed! You can't get a better location than this seven bed house! Residents will be moments from the Newcastle Helix, a short walk to the city centre and a 20 minute stroll to the Philip Robinson Library or the Northumbria City Campus Library! The price inclusive of bills for hassle free living is £138p/w! Bills include: - Gas - Electric - Water - TV Licence - Contents Insurance - WiFi This year we have teamed up with Ecolgi, who will help to offset our carbon emissions by planting a tree for each house that signs a bills inclusive package with Loc8me! Property reference: prop-4255 EPC rating: D Council Tax band: A Book a viewing today to secure your comfort in this home. Every house has a story, make yours in a loc8me one!

Accommodation

All measurements are approximate.

Directions

Further Information

The deposit required is £200

The landlord has requested to include This contract will be signed by the 6 tenants, who will be jointly responsible for all 7 rooms. This contract will be replaced by a new contract once the 7th tenants are found. (The new contract will be at a weekly rent of £138 per person for 52 weeks, and will include all 7 tenants.) The Fair-Bills-Inclusive cap the cap applies to any Tenant whose Rent includes the provision of the Services. The Policy has been drafted to ensure that a Tenant's use of electricity, gas, water, and broadband is proportionate and reasonable in all the circumstances. The Policy provides peace of mind to the Tenant while protecting the Tenant from the risk of overspending. In consequence, the Services are provided with a fair-usage allowance (Allowance) defined as the amount of money the Tenant can spend on the Services before additional fees are incurred. Every tenant has in consequence to ensure that they make sensible use of the Services throughout the lifetime of the Tenancy Agreement. Any abuse of the Allowance (such that it is exceeded) will result in an additional fee for overuse. The rent is to include Broadband, Gas, Electricity, Water, Contents Insurance which is capped at £30 per person per week.

The landlord is willing to rent this home to Student

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square
Creation Date: 13/05/2025

Property Ref: inst-22805

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787