



## Monument House

, North Street East, Newcastle, NE1 8BD

# Rental £200 Weekly

1 bedroom Studio available Now

85 New Elvet, Durham, County Durham, DH13AQ  
[newcastle@loc8me.co.uk](mailto: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

You can't get a better location than this studio apartment! Perfectly located next to the O2 City Hall, boasting a multitude of local shops and restaurants, this property is a masterclass in student accommodation! Residents will be moments from Northumberland Street, a 10 minute stroll to the Philip Robinson Library, and under a 5 minute walk to the Northumbria City Campus Library! This stylish studio is situated in a block of flats, all managed by Loc8me, with the communal spaces being regularly maintained. This property is an ideal environment for students looking to study in a quiet and central location. The studios have been designed with maximising living and workspace in mind, making it the perfect choice for those wishing to be in a central location, with large rooms, without sacrificing their budget. The room is equipped with a desk, chair, kitchen, TV, and a double bed with storage! \*Photographs are a representation of studios located within Monument House\* The price inclusive of bills for hassle free living is £200p/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-4478 EPC rating: C 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

Property Ref: inst-20771

All measurements are approximate.

## Further Information

The deposit required is £200

The landlord has requested to include Tenants are working professionals and therefore are liable for the council tax. 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 week. Page 21 of 26 The apartment block is required to be visited weekly by a contractor in order to carry out a check on the fire safety systems.

The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Employed, Self Employed, Student

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

## Energy Performance Certificates

Creation Date: 14/12/2025

### 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