



## Monument House

, North Street East, Newcastle, NE1 8BD

**Rental £220 Weekly**  
1 bedroom Studio available 01 August 2025

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 £220p/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-4469 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

All measurements are approximate.

### Further Information

The deposit required is £200

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

The landlord is willing to rent this home to 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

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-20737

Creation Date: 05/05/2025

#### 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