

# STUDENT PROPERTIES TO LET

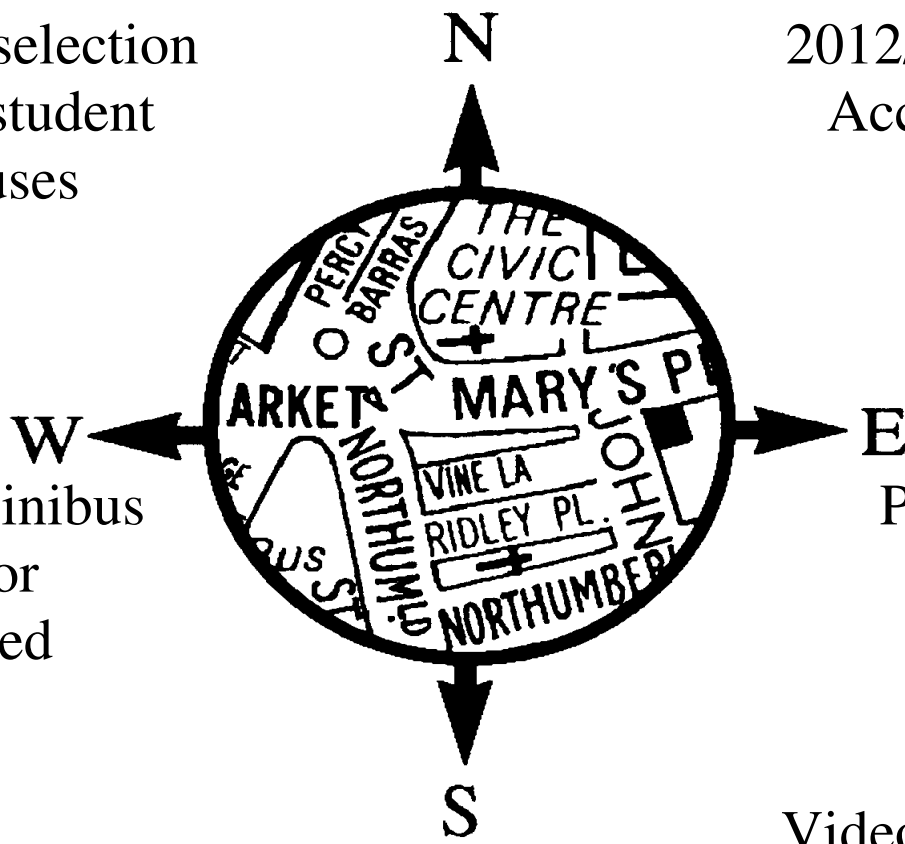
May 2012

VIEWINGS NOW AVAILABLE FOR 2012/2013 TENANCIES

# ROSEWORTH PROPERTY MANAGEMENT

Extensive selection  
of quality student  
flats & houses

2012/2013 Full  
Accreditation  
standard  
properties



8 Seater Minibus  
available for  
accompanied  
viewings

Pay Deposit  
and Secure  
now

Fast &  
friendly service

Video viewing



Association of Residential Letting Agents



## Tel: (0191) 222 1225

26 St. Mary's Place Newcastle upon Tyne NE1 7PQ

Website: [WWW.Roseworth .Co.Uk](http://WWW.Roseworth.Co.Uk)

# ROSEWORTH PROPERTY MANAGEMENT

Residential and Commercial Property  
Management and Letting Consultants

## Why Use a Reputable Bonded Agent?

- 1) **Accessibility** - We are open Monday to Saturday 52 weeks of the year except Bank Holidays. If you have a problem just call at the office.
- 2) **Answerphone** - There are 3 in operation at all times when the office is closed. You can also contact us on our mobile phone, by facsimile or e-mail.
- 3) **24 Hour Emergency Service** - A list of contractors including Plumbers, Electricians and Joiners, is given to you prior to the start of your tenancy.
- 4) **ARLA & NAEA** - We are members of the Association of Residential Letting Agents the sole regulatory body in the UK regarding residential letting. "ARLA's aim is to ensure that a framework of ethical standards and professionalism is maintained at a far higher standard than the law demands." We also have staff who have qualified as professional members of the National Association of Estate Agents under the specialist lettings division. "Only membership is granted to agents who can demonstrate a thorough knowledge of agency law, practice and ethics". Government backed National approved Lettings Scheme is "The Benchmark standard for reputable companies given a clearly define level of service"..
- 5) **Viewings and Transportation** - We are on hand to both show you around available properties and if requested provide transport from and back to our office, or drop you off at your home on the way!
- 6) **Agreements** - We are competent in dealing with queries regarding Housing Act Notices, different types of tenancy agreements and can explain or report back to you the meaning behind each clause of the agreement. This can be done in the privacy of one of our designated meeting rooms.
- 7) **References / Guarantor** - Depending upon our instructions we adopt a quiet and confidential approach with the minimum of fuss.
- 8) **Inventory** - We provide you with a detailed inventory and schedule of condition of the property for you to check and agree within 7 days of the commencement of the tenancy. The check-out at the end of the tenancy is done professionally and once agreed with yourself your deposit bond is returned within the time to process the paperwork, i.e. in a few days.
- 9) **Accreditation Scheme** (Student lettings only) - Although not a statutory requirement we wholly agree with the standards required and the vast majority of properties we let conform to the Scheme. We inspect each property and once we are satisfied that the property and all paperwork is in compliance with the City of Newcastle upon Tyne Accreditation Scheme we either obtain a written confirmation from the Local Authority or give you our professional assurance that the property conforms.
- 10) **Statutory Requirements** - We check and ensure the property complies with up to date legislation such as The Furniture and Furnishings (Fire) (Safety) Regulations and the Gas Safety (Installation and Use) Regulations, Electrical Equipment (Safety) Regulations and the Smoke Detection Act.

### **FIDELITY BOND INSURANCE SEPARATE CLIENT ACCOUNTS PROFESSIONAL INDEMNITY INSURANCE**

We have all the above cover. You are dealing with a professional organisation which gives added peace of mind to any tenant that the rent and deposit bond is being properly allocated and kept. Additionally there is insurance cover to back up the remote possibility of professional incompetence or infidelity by any employee of the company.

*Can a private landlord or non bona fide so called Agent give you 10 out of 10 regarding the above?*

### **PROPERTIES TO LET**

**All properties accessible for viewing and can be reserved by placing an initial Holding Deposit of £150 per person plus payment of an Administration Fee of £100 plus VAT - details of which are available at our office. Once agreement has been made with the Landlord the equivalent of one calendar months rent less the holding deposit is due which will act as the Security Deposit Bond during the tenancy. All rent is paid in advance and usually by standing order.**

**Important: Please note:** These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement a viewing. Their accuracy is not guaranteed. They contain, in some instances, statement of opinion and reliance upon information provided by others. You should verify or otherwise, the particulars on your visit to the property. Also if there is any point which is of particular importance to you please contact our office and we shall be pleased to check the information - particularly if you are contemplating travelling some distance. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



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## Last Updated: 16 May 2012

20028

### **GOLDSPINK LANE, SANDYFORD**

3 BEDROOM secure upper Tyneside flat, situated close to local amenities, the 'Blue Bell' and city centre. Comprising lounge, kitchen, 3 bedrooms, bathroom with shower. Matching pine furniture with double, three quarter and single beds, leather sofa's, carpets and modern appliances. Gas central heating. Washing machine provided. TV and telephone point. Very good decorative order. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate. Security arrangements in place. Rear yard. Quiet location. This property is currently fully managed by Roseworth Property Management.

**£76 per person per week**

**Available from 07 July 2012 to 05 July 2013**



20143

### **DINSDALE VILLAS, SANDYFORD**

6 BEDROOM fully furnished apartment, situated within walking distance of both Universities and Metro system. Comprising lounge, fitted kitchen, 6 bedrooms with pine beds provided, bathroom with shower and separate shower room. Matching pine furniture and carpets. Washing machine and tumble dryer provided. Use of a communal garden area. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate. A service charge of £1.50 per person per week is applicable. This property is currently fully managed by Roseworth Property Management.

**£77 per person per week**

**Available from 10 September 2012 to 08 September 2013**



20048

### **CARDIGAN TERRACE, HEATON**

4 BEDROOM large terraced house, near bus route, shops and just off Chillingham Road. Indian, Chinese and Italian take away restaurants within 5 minutes walk. Comprising lounge, Newly fitted kitchen July 2011 with washing machine and tumble dryer, 4 bedrooms, bathroom, (including shower). Gas central heating. Very good decorative order. Laminate flooring and faux leather sofas. Interlinked mains fire alarm system and fire doors. CP12 gas certificate. Security arrangements in place. Street parking. This property is currently fully managed by Roseworth Property Management.

**£59 per person per week**

**Available from 17 July 2012 to 15 July 2013**



20046

**HEATON PARK ROAD, HEATON**

5 BEDROOM upper maisonette situated with easy reach of local amenities including bus routes and within 20 minutes walk to both Universities. Comprising lounge, quality fitted kitchen, 5 bedrooms, bathroom (including shower). Recently refurbished with new laminate flooring to the lounge, kitchen and bathroom, new light fitting to the lounge and new leather sofa's with 42" LCD wall mounted TV. Gas central heating. Interlinked fire alarm systems and fire doors. Security alarm, CP12 gas certificate and NICEIC Electrical Certificate. Street parking. This property conforms to the City of Newcastle upon Tyne HMO Licensing Regulations and is currently fully managed by Roseworth Property Management.

**£45 per person per week**  
**Available from 03 July 2012 to 01 July 2013**



20043

**MELDON TERRACE, HEATON**

6 BEDROOM large two storey house, fully furnished, just off Heaton Park near to bus route and within 20 minutes walk into city centre. Comprising lounge, fitted kitchen with washing machine, 6 bedrooms, bathroom and shower room, separate WC. Gas central heating. Very good decorative order. New laminate flooring to lounge and hallway installed April 2010. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate. Security arrangements in place. Garage which can accommodate one car. Ideal for sharers. This property is currently fully managed by Roseworth Property Management.

**£49 per person per week**  
**Available from 12 July 2012 to 10 July 2013**



20045

**FALMOUTH ROAD, HEATON**

6 BEDROOM large three storey house, fully furnished, near to bus route and within 20 minutes walk into City centre. Comprising lounge, fitted kitchen, 6 bedrooms, bathroom and shower room, separate WC. New laminate flooring to lounge and new leather sofa's with 42" LCD wall mounted TV. Gas central heating. Very good decorative order. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate and NICEIC Electrical Certificate. Security arrangements in place. This property conforms to the City of Newcastle upon Tyne HMO Licensing Regulations and is currently fully managed by Roseworth Property Management.

**£50 per person per week**  
**Available from 16 July 2012 to 14 July 2013**



20038

### **FIRST AVENUE, HEATON**

6 BEDROOM large three storey fully furnished house situated within reach of local amenities and bus, cycle, Metro and pedestrian routes to both Universities. Comprising lounge, fitted kitchen, 6 bedrooms (4 rooms @ £55, 1 room @ £50 and single bedroom £48 per week), bathroom and shower room. New laminate flooring to the lounge with 42" LCD wall mounted TV, hallway, new kitchen, bathroom and new light fittings in lounge installed August 2010, kitchen and hallway and new leather sofa's and 42" wall mounted TV. Gas central heating. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate and NICEIC Electrical Certificate. This property conforms to the City of Newcastle upon Tyne HMO Licensing Regulations and is currently fully managed by Roseworth Property Management.

**£55 per person per week**

**Available from 04 September 2012 to 02 September 2013**



20093

### **HEATON HALL ROAD, HEATON**

STUDENT HOUSE SHARE 6 ROOMS AVAILABLE ON INDIVIDUAL TENANCIES WITHIN 7 BEDROOM large three storey house, fully furnished, just off Heaton Road near to the Metro Station and 'Chillingham Arms'. Comprising lounge, Newly fitted kitchen with American style fridge freezer, 7 bedrooms fitted with 4'6" and 4.0' beds, bathroom (inc. shower), shower room and WC. Gas central heating. Laminate flooring to lounge and hallway. New furniture and faux leather sofas installed summer 2010. Very good decorative order. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate and NICEIC Electrical Certificate. Security arrangements in place. Large rear yard for off street parking. This property conforms to the City of Newcastle upon Tyne HMO Licensing Regulations. This property is currently fully managed by Roseworth Property Management.

**£50 per person per week**

**Available from 15 July 2012 to 13 July 2013**



20115

### **TAYLORS COURT, CITY CENTRE**

1 BEDROOM apartment located in the City centre, close to Stowell Street in China Town. The accommodation briefly comprises secure entry gates via intercom, Newly refurbished August 2010 double bedroom with fitted robes, lounge with laminate flooring and leather sofa, kitchen with white fitted units and appliances including; washing machine, fridge with freezer compartment and electric cooker, bathroom with white suite comprising low level wc, pedestal wash hand basin and panelled bath. Electric night storage heating throughout. We would recommend an internal inspection to appreciate both location and standard of accommodation. This property is currently fully managed by Roseworth Property Management.

**£140 per person per week**

**Available from 11 September 2012 to 09 September 2013**



20129

**THORNTON COURT, CITY CENTRE**

1 BEDROOM apartment situated in the heart of Newcastle close to the Centre of Life. Walking distance to major rail, metro and bus routes offering all the benefits of City Centre living. The accommodation comprises of lounge / kitchen with a range of modern units: fridge / freezer, washing machine, cooker and microwave, bathroom with mixer tap shower and 1 good sized bedroom. Facilities include gas central heating, double glazed units and interconnected fire alarm system. The property offers secure accommodation. A service charge of £1.50 per person per week is applicable. This property is currently fully managed by Roseworth Property Management.

**£145 per person per week**

**Available from 12 September 2012 to 10 September 2013**



20231

**EASTON HOUSE, CITY CENTRE**

1 BEDROOM fully furnished ground floor apartment, situated within walking distance of both universities and Metro system. Newly built for August 2008. Comprising lounge leading to open plan fitted kitchen with integrated appliances, Hardwood flooring and leather sofas to dining area, 1 bedroom with matching furniture, bathroom with shower over bath and toilet . Interlinked mains fire alarm system and fire doors. PVC double glazed. Broadband connections to bedroom and Sky 'Freeview' to lounge. Private parking available at an additional cost. A service charge of £1.50 per person per week is applicable. This property is to be fully managed by Roseworth Property Management.

**£150 per person per week**

**Available from 11 September 2012 to 09 September 2013**



20132

**THORNTON COURT, CITY CENTRE**

2 BEDROOM apartment situated in the heart of Newcastle close to the Centre of Life. Walking distance to major rail, metro and bus routes offering all the benefits of City Centre living. The accommodation comprises of lounge / kitchen with a range of modern units: fridge / freezer, washing machine, cooker and microwave, bathroom with mixer tap shower and 2 good sized bedrooms. Facilities include gas central heating, double glazed units and interconnected fire alarm system. The property offers secure accommodation. A service charge of £1.50 per person per week is applicable. This property is currently fully managed by Roseworth Property Management.

**£85 per person per week**

**Available from 30 June 2012 to 28 June 2013**



20133

### **THORNTON COURT, CITY CENTRE**

2 BEDROOM apartment situated in the heart of Newcastle within striking distance of Central Station and the Centre of Life. Walking distance to main shopping areas and nightlife, offering all the benefits of City Centre living. The accommodation comprises of lounge / kitchen with a range of modern units: fridge / freezer, washing machine, cooker and microwave, bathroom with mixer tap shower and 2 good sized bedrooms. Facilities include gas central heating, double glazed units and interconnected fire alarm system. The property offers secure accommodation. A service charge of £1.50 per person per week is applicable. This property is currently fully managed by Roseworth Property Management.

**£85 per person per week**

**Available from 08 September 2012 to 06 September 2013**



20019

### **WESTGATE HILL, CITY CENTRE**

3 BEDROOM very secure lower flat, fully furnished, within terrace house on Westgate Road and within walking distance of City centre & Newcastle University Business School. Comprising lounge, fitted kitchen, 3 bedrooms (2 bedrooms @ £65 and 1 bedroom @ £50), bathroom with shower. Laminate flooring and faux leather sofas. Matching furniture and carpets with modern appliances. Gas central heating. Washing machine provided. TV and telephone point. Very good decorative order. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate. Security arrangements in place. Front garden and large rear yard suitable for parking. This property is currently fully managed by Roseworth Property Management.

**£65 per person per week**

**Available from 12 July 2012 to 10 July 2013**



20023

### **WESTGATE HILL, CITY CENTRE**

6 BEDROOM large secure terrace house, fully furnished, within walking distance of City centre & Newcastle University Business School. Comprising lounge, fitted kitchen, 6 large bedrooms, 2 bathrooms with showers. Matching furniture, carpets and modern appliances. New laminate flooring to lounge and new light fittings to lounge, hallway and kitchen and new leather sofa's installed April 2010. Gas central heating. Washing machine provided. TV and telephone point. Very good decorative order. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate. Security arrangements in place. Front garden and large rear yard suitable for parking. Near to most local amenities. This property is currently fully managed by Roseworth Property Management

**£58 per person per week**

**Available from 03 September 2012 to 01 September 2013**



20144

### **HUNTSMOOR HOUSE, SPITAL TONGUES**

STUDENT HOUSE SHARE 2 ROOMS AVAILABLE ON INDIVIDUAL TENANCIES WITHIN 6 BEDROOM fully furnished apartment, situated within walking distance of both Universities and Metro system. Comprising lounge with 42" LCD wall mounted TV, fitted kitchen, 6 bedrooms with pine double beds provided, bathroom with shower and separate shower room. Washing machine and tumble dryer provided. Secure underground car parking. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate. A service charge of £1.50 per person per week is applicable. This property is currently fully managed by Roseworth Property Management.

**£70 per person per week**

**Available from 14 July 2012 to 12 July 2013**



112001

### **WESTGATE HILL, CITY CENTRE**

7 BEDROOM large secure terrace house, fully furnished, within walking distance of City centre and Newcastle University Business School. Comprising lounge with 40" LCD TV laminate flooring and leather faux sofas, fitted kitchen with washing machine, 7 large bedrooms fitted with 4'6" and 4' beds, 2 bathrooms with electric showers. Fitted with matching pine furniture and carpets. Gas central heating. Interlinked mains fire alarm system and fire doors. CP12 Gas Certificate and NICEIC Electrical Certificate. Security arrangements in place. Large rear yard suitable parking for four vehicles. This property conforms to the City of Newcastle upon Tyne HMO Licensing Regulations. This property is currently fully managed by Roseworth Property Management.

**£70 per person per week**

**Available from 18 July 2012 to 16 July 2013**



20198

### **GROVE PARK OVAL**

£800 PCM - Luxurious fully furnished modern ground floor apartment which has been designed to a high specification. Entry into the apartment building is through a communal security entrance door that leads to a hallway with lift / stairwell access to each floor. The accommodation comprises of a spacious hallway with solid oak wood finished flooring, video entry telecom system and doors leading off to an open-plan lounge/kitchen, bathroom, storage cupboard and two double bedrooms. The master bedroom has ensuite facilities. The lounge has telephone and TV points, satellite cabling and patio doors leading off to balcony. Benefits include double glazing, electric heating, secure underground parking space that has an electrically operated car park barrier. Tenants will also have use of a communal landscaped garden. This property will be fully managed by Roseworth Property Management.

**£92.3 per person per week**

**Available from 16 April 2012 to 15 April 2013**

