



## 1 bed upper flat to rent in NE26

Holly Avenue, Holly Avenue, Whitley Bay,  
Tyne and Wear, NE26 1EB

# £625 pcm

 x1  x1  x1

Allocated parking

Unfurnished

## Property features

- ✓ One Bedroom Top Floor Flat
- ✓ Unfurnished
- ✓ Popular Location
- ✓ Walking Distance to the Beach
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinsons are pleased to bring to the market this one bedroom unfurnished top floor flat situated in the popular treelined street in Whitley Bay within walking distance to the sea front, town centre and excellent transport links.

Comprising entrance hallway, stairs to the second floor landing, lounge to the front of the property with large window and side sea view, bedroom double to the rear of the property with velux window and neutral decor, study room, kitchen with light wood floor units, integrated oven and hob, shower room with wash hand basin and wc and electric shower. Externally there is on street parking. AVAILABLE EARLY September

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £650.00

Length of Tenancy: 12 months

Rent: £625 pcm

Property Type: Upper Flat

Parking: Allocated

Heating: Gas

## Lounge

3.842m x 3.381m (12'7" x 11'1")

Bright lounge to the front of the property with a side sea view.



## Landing

Spacious landing.



## Kitchen

2.918m x 2.445m (9'6" x 8'0")

Fitted with light wood wall and floor units, integrated oven and hob.



## Shower Room

2.392m x 1.318m (7'10" x 4'3")

Shower room with shower cubicle electric shower wash hand basin



## Bedroom

2.916m x 3.386m (9'6" x 11'1")

Double bedroom to the rear of the property with neutral decor and velux window.




## Study

1.934m x 1.924m (6'4" x 6'3")

Study to the front of the property with velux window and neutral decor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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