


To rent

2 bed upper flat to rent in NE33

Marine Approach, Town Centre , South Shields, Tyne and Wear, NE33 2TE

£650 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM
- ✓ UPPER FLAT
- ✓ GAS CENTRAL HEATING
- ✓ DOUBLE GLAZED
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For rent is this upper flat, perfectly situated in the heart of the Town Centre in South Shields. This residential property features two thoughtfully planned bedrooms, offering spacious accommodation to suit an individual or a small family.

The flat contains a welcoming reception area, which provides a perfect space for either entertaining guests or relaxing after a long day. There is also one well-appointed bathroom, featuring modern fixtures for a blend of comfort and convenience.

Among the flat's standout features is gas central heating. Providing warmth throughout, it ensures a cosy living environment during the cooler months, reducing energy costs and maintaining an eco-friendly living situation.

Marine Approach is within close proximity to local amenities including shops, schools, and public transportation.

If you're looking for a property that offers comfortable living in a sought-after location, this two-bedroom flat in South Shields could be your ideal home.

Available from 3rd June

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: £675.00

Length of Tenancy: 12 months

Rent: £650 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Bathroom

Comprising :- low level W.C., panelled bath and pedestal wash hand basin.

Bedroom Two

Double glazed window to the front and central heating radiator.

Bedroom One

5.00m x 3.40m (16'4" x 11'1")

Double glazed bay window to the front and central heating radiator.

Kitchen

2.20m x 1.95m (7'2" x 6'4")

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Plumbed for automatic washing machine and gas cooker point.

Lounge

4.50m x 3.60m (14'9" x 11'9")

Double glazed window to the rear, central heating radiator and door to the kitchen. Feature fire surround with electric fire.

Entrance

Upvc door to the entrance hallway with stairs to the first floor landing.
Doors to the lounge, bedroom one, bedroom two and bathroom.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Marine Approach, Town Centre , South Shields, Tyne and Wear, NE33 2TE

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

7 Charlotte Terrace, South Shields, Tyne and Wear, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

