

2 bed apartment to rent in NE8

Willbrook House, Worsdell Drive,
Gateshead, Tyne and Wear, NE8 2AF

£925 pcm

x 2 x 2 x 1

Allocated parking

Unfurnished

Property features

- Two Double Bedrooms
- Second Floor Apartment
- Master Bedroom with En-Suite
- Close to City Centre
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Electric

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Located at Willbrook House! Within walking distance to Gateshead interchange which has easy transport link to the MetroCentre, Newcastle City Centre and more along with local amenities and shops. Conveniently located on the Gateshead Quayside, this apartment is within walking distance to local bars and restaurants.

Accommodation briefly comprises of: Two Double Bedrooms, the Master Bedroom which benefits from an En-suite, lounge leading to the kitchen, bathroom/WC. The apartment also benefits from electric heating, double glazing and has a balcony with fantastic views. The property benefits from an allocated parking space under the complex and a secure entry system.

To arrange your viewing please contact our Low Fell branch on 0191 4878898 or email low.fell@pattinson.co.uk.

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: C

Deposit: £1,067.00

Rent: £925 pcm

Property Type: Apartment

Parking: Allocated

Heating: Electric

Second Bathroom

Shower Cubicle, Hand wash basin, Heated towel rail and WC



Double Bedroom

Double glazed window and electric heating.



En-Suite

Shower cubicle, low level WC and hand wash basin.



Master Bedroom

3.70m x 3.90m (12'1" x 12'9")

Double glazed window and radiator with electric heater and media points. En-suite shower room.



Kitchen

2.90m x 2.00m (9'6" x 6'6")

Fitted wall and base units with contrasting work surfaces. Stainless steel sink with drainer, Electric hob and oven with overhead extractor fan. Integrated fridge freezer, dishwasher and washer/dryer.



Lounge

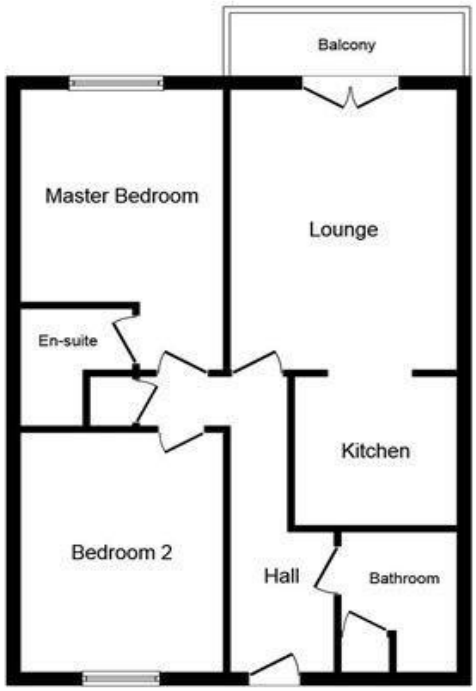
4.97m x 3.77m (16'3" x 12'4")

Double glazed french doors leading to the balcony area. Electric heating, media points, leading from the kitchen.



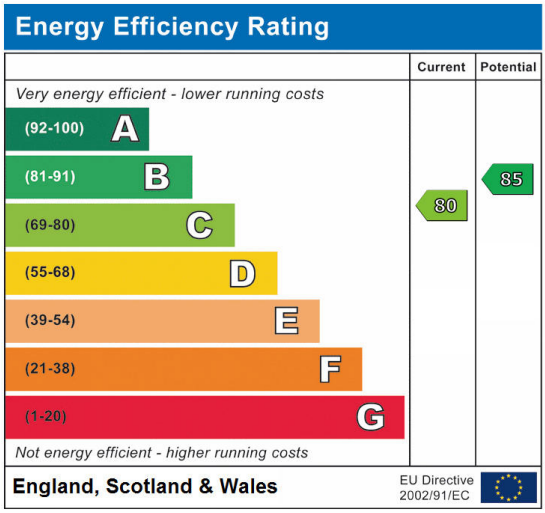
Entrance/Hallway

Secure entry system , Storage cupboards.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Willbrook House, Worsdell Drive, Gateshead, Tyne and Wear, NE8 2AF

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, low.fell@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.