



2 bed apartment to rent in NE12

Eastfield Road, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 8BG

£950 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Energy Rating C
- ✓ First Floor Apartment
- ✓ Close To Local Amenities
- ✓ Sought After Location
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

AVAILABLE FOR RENT **** SOUGHT AFTER LOCATION **** CLOSE TO METRO ****

PATTINSONS are delighted to welcome to the market FOR RENT this two bedroom apartment located in The Beeches, Benton. Ideally situated in this sought after development, the property has good access to all local amenities and excellent road and transport links, its within walking distance of Benton Metro making travelling to Newcastle city centre or the Coastal areas very convenient.

Benefiting from double glazing and under floor heating, the internal accommodation briefly comprises:- Secure communal entrance hallway with stairs to first floor, main hall, lounge/dining area, fitted kitchen, shower room, and two bedrooms. Externally the property has communal gardens and limited residential parking.

For further information or to arrange a viewing please contact us:- forest.hall@pattinson.co.uk or call the local branch 0191 2150677

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: B

Deposit: £1,096.15

Rent: £950 pcm

Property Type: Apartment

USPs: Garden

Parking: On Street

Heating: Electric

Communal Gardens

Communal mature gardens and limited residential parking.



Shower Room

Step-in shower cubicle with UPVC panelling. Concealed double flush w/c. UPVC panelling to the walls. Vanity unit with wash basin inset. Double glazed window to the side elevation. Under floor heating.



Bedroom Two

3.56m x 2.13m (11'8" x 6'11")

With double glazed window to the side elevation. Under floor heating.



Bedroom One

4.98m x 2.44m (16'4" x 8'0")

With double glazed window to the front elevation. Under floor heating. Built-in wardrobes with sliding doors.



Breakfasting kitchen

3.56m x 2.21m (11'8" x 7'3")

A range of modern wall and base units with complimenting solid wood work surfaces. Drainer unit with mixer tap. Built-in electric oven and ceramic plate hob. Chimney style extractor. Eye level electric oven. Plumbed for automatic washing machine. Breakfast bar. Integrated fridge/freezer. Double glazed window to the side elevation. Under floor heating.



Lounge/Dining Room

4.72m x 3.51m (15'5" x 11'6")

With double glazed windows to the front and side elevations. Under floor heating. Television and telephone points.



Main Hall

Built-in storage cupboard. Dado rail. Under floor heating. Doors off to all rooms.

External





Floor area 119.0 sq. m. (1,281 sq. ft.) approx

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	75
(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	

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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