



2 bed apartment to rent in NE6

Chillingham Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5BJ

£1,200 pcm

 x 2  x 2  x 1

Allocated parking

Furnished

Property features

- ✓ Two Bedrooms
- ✓ Top Floor Apartment
- ✓ Double Glazed and Gas Central Heating
- ✓ Close To Amenities And Transport Links
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available from 1st September 2023 is this two bedroom second floor furnished apartment situated within this favoured residential development.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with useful storage cupboards and intercom system, Open plan lounge/kitchen/diner with a good range of wall and base units and contrasting worktop, built in gas hob and electric oven, sink with mixer tap, stainless steel splashback, UPVC double glazed French doors, two UPVC double glazed windows and two radiators, one bedroom, bathroom/W.C. with the master bedroom and shower room/WC on a mezzanine level

Benefitting from gas central heating and UPVC double glazing. The property is ideally located for Chillingham Road Metro Station, good transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Please contact the Heaton Branch on 0191 2049601 or email heaton@pattinson.co.uk for further information and viewings.

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: £1,384.62

Rent: £1,200 pcm

Property Type: Apartment

USPs: Furnished

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With doors off to the lounge/kitchen/diner, bathroom/WC, bedroom two and stairs to the first floor.

Lounge/Kitchen/Diner

At the rear of the property is an open plan lounge/kitchen/diner with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, dishwasher, washing machine, American style fridge freezer, double glazed window to the front, double glazed French doors leading to the balcony, double glazed window, sofas, dining table and chairs and radiator.



Bedroom One

The master bedroom is situated on a mezzanine level with bedroom furniture, Velux windows and radiator.



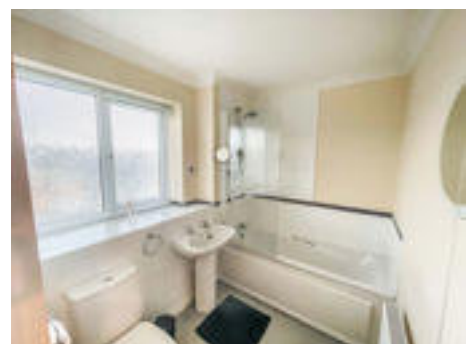
Bedroom Two

Double glazed window to the rear, bedroom furniture and radiator.



Bathroom/WC

On the ground floor with white three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, double glazed window and radiator.



Shower Room/WC

On the first floor with white three piece shower room suite comprising; shower cubicle, hand wash basin, low level WC, partially tiled walls and radiator.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

Chillingham Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5BJ

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601,
heaton@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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

