



To rent

2 bed apartment to rent in NE29

St. Johns Green, Percy Main, North Shields, Tyne and Wear, NE29 6PP

£750 pcm

 x 2  x 1  x 1

Allocated parking

Unfurnished

Property features

- ✓ Two Bedroom Maisonette
- ✓ Unfurnished
- ✓ Well Presented Throughout
- ✓ Close To The Royal Quays Shopping Outlet
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinsons are pleased to bring to the market this well presented and modernised two bedroom unfurnished maisonette situated in this quiet location in St Johns Green within walking distance to local amenities, transport links and the Royal Quays Shopping Outlet.

Comprising secure entry system to the 2nd floor landing, entrance hallway, kitchen fully fitted with a range of white wall and floor units, integrated oven hob, extractor fan, fridge freezer, dishwasher and washing machine, lounge with doors to Juliette balcony, staircase to the first floor, two double bedrooms, master with fitted wardrobes, shower room with large walk in shower, wash hand basin and wc. Externally there are communal gardens and parking bay. IMMACULATE PROPERTY!!!! Available Mid December 2025. Please contact our office to arrange your viewing.

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: £775.00

Length of Tenancy: 6 months

Rent: £750 pcm

Property Type: Apartment

USPs: Allows pets

Parking: Allocated

Heating: Gas

Lounge

5.30m x 4.10m (17'4" x 13'5")

Bright spacious lounge with laminate floor, dining area, door to the Juliette balcony, radiator.



Kitchen

2.80m x 2.30m (9'2" x 7'6")

Fully fitted with a range of white wall and floor units, integrated oven, hob, extractor fan, fridge freezer, dishwasher and washing machine.



Bedroom 1

3.60m x 3.00m (11'9" x 9'10")

Double glazed window to the front and central heating radiator.



Bedroom 2

3.30m x 2.90m (10'9" x 9'6")

Double bedroom beautifully decorated with door to the fire escape, double glazed window, radiator.



Bathroom

Fantastic bathroom with double walk in shower cubicle with shower, double glazed window, wash hand basin, wc.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(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:

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RICS

Client Money Protection

