



## 2 bed apartment to rent in NE2

Greystoke Gardens, Sandyford, Newcastle upon Tyne, Tyne and Wear, NE2 1PW

# £950 pcm

 x2  x1  x1

Garage parking

Furnished

## Property features

- ✓ Available From 1st June 2026
- ✓ Furnished
- ✓ Two Bedroom Apartment
- ✓ Close To Amenities And Transport Links
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

0191 2049601  
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available from the 1st June 2026 is this good size second floor apartment to be let on a furnished basis situated within this favoured residential.

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, Lounge, kitchen 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, white goods, tiled splashback, tiled flooring, UPVC double glazed window and radiator, two bedrooms and bathroom/W.C.

Benefitting from gas central heating, UPVC double glazing and en bloc garage. The property is ideally located for transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1ge76d>

Please contact the Heaton Branch on 0191 2049601 or email [heaton@pattinson.co.uk](mailto: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: £975.00

Length of Tenancy: 6

Rent: £950 pcm

Property Type: Apartment

USPs: Furnished, Allows children

Parking: Garage

Heating: Gas

## Front External



## Entrance Hall

With doors off to the lounge, bedrooms, bathroom/WC and two storage cupboards.

## Lounge

4.54m x 3.20m (14'10" x 10'5")

UPVC double glazed windows to the front and side aspects, sofa, dining table, side table, TV unit and radiator.



## Kitchen

3.40m x 2.09m (11'1" x 6'10")

With a good range of wall and base units complimenting work surfaces, built in gas hob and electric oven, fridge freezer, washing machine, microwave, stainless steel sink with mixer tap, tiled splashback, tiled flooring, UPVC double glazed window and radiator.



## Bedroom One

3.91m x 3.19m (12'9" x 10'5")

UPVC double glazed window to the rear, double bed, wardrobe, desk, chair, chest of drawers and radiator.



## Bedroom Two

3.90m x 2.30m (12'9" x 7'6")

UPVC double glazed window, double bed, chest of drawers, bedside tables and radiator.



## Bathroom/WC

2.58m x 1.89m (8'5" x 6'2")

White three piece bathroom suite comprising; bath with shower over, low level WC, hand wash basin, partially tiled walls, tiled flooring and radiator.



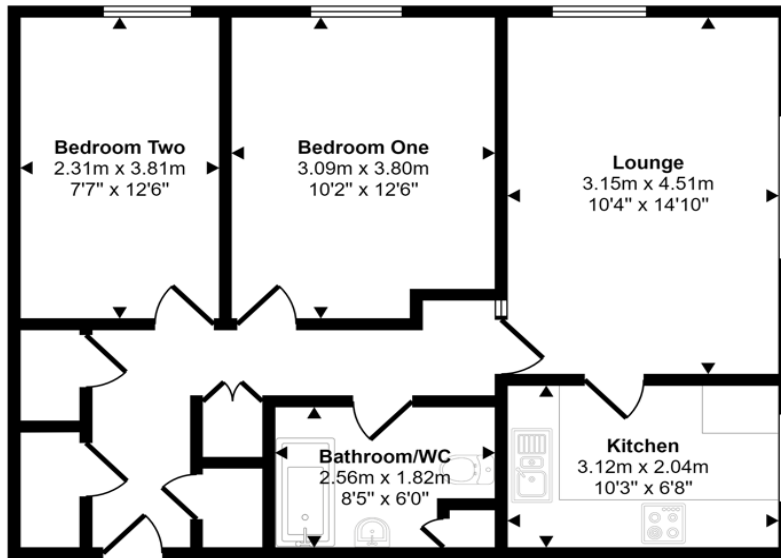
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## Garage

En Bloc garage with up and over garage door.

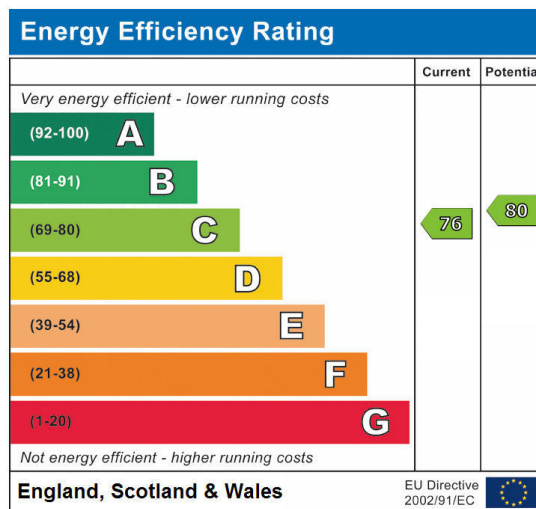


Approx Gross Internal Area  
59 sq m / 637 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Greystoke Gardens, Sandyford, Newcastle upon Tyne, Tyne and Wear, NE2 1PW

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**

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