

**To rent**

## 2 bed lower flat to rent in NE26

Esplanade, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 2AS

# £1,400 pcm

 x 2  x 2  x 1

Secure parking

Furnished

## Property features

- ✓ Two Bedroom Ground Floor Apartment
- ✓ Stunning Sea Views
- ✓ Spacious Throughout
- ✓ Fully Furnished
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson welcome to the rental market this stunning two bedroom fully furnished ground floor apartment ideally located on Whitley Bay's popular promenade, with sea views excellent local amenities and transport links are all within walking distance.

Comprising secure entry system, entrance hallway lounge with open plan living space with sea views, kitchen fully fitted with integrated appliances, bedroom 1 double with fitted wardrobes, doors to a patio area, sea view, en suite shower room bedroom 2 double, bathroom with white suite. Refurbished to a high standard. Secure parking. AVAILABLE Mid July 2025!!

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: £1,615.00

Rent: £1,400 pcm

Property Type: Lower Flat

USPs: Furnished

Parking: Secure

Heating: Gas

## Lounge

7.634m x 7.598m (25'0" x 24'11")

Spacious lounge with wood flooring, sofas, dining table and chairs, double glazed window, double glazed doors to a patio area with stunning sea views, radiator, spotlights, open plan to the kitchen.



## Communal Hallway



## Kitchen

Fully fitted with a range of wall and floor units, integrated oven, hob, extractor fan, dishwasher and fridge freezer, centre island, radiator, spotlights.



## Bedroom 1

6.59m x 5.29m (21'7" x 17'4")

Double to the front of the property with wood flooring, fitted wardrobes, double bed, drawers, double glazed doors to a patio area, radiator, storage cupboard, spotlight, en suite shower room.



## En Suite

3.075m x 1.492m (10'1" x 4'10")

Walk in shower, fully tiled, white suite, wash hand basin, wc, two heated towel rails, spotlights.



## Bedroom 2

5.285m x 2.65m (17'4" x 8'8")

Double to the side of the property with wood flooring, shelving, double bed, double glazed window, drawers, spotlights, radiator.



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## Bathroom

2.814m x 2.72m (9'2" x 8'11")

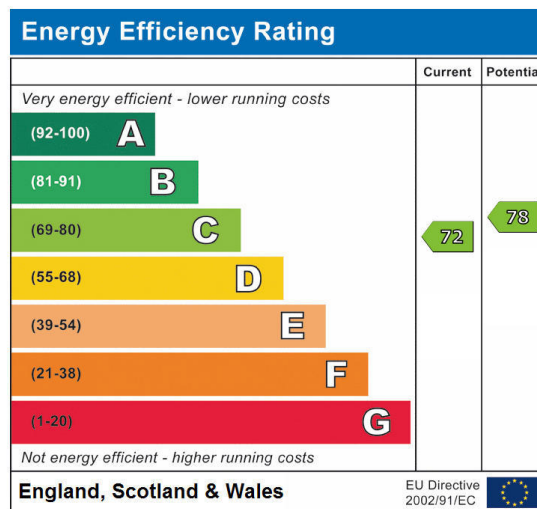
White suite, fully tiled walls and floor, wash hand basin, wc, double glazed window, heated towel rail.



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## Parking





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

**189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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**RICS**

**Client Money Protection**

