



To rent

2 bed apartment to rent in NE1

St. James Gate, Newcastle upon Tyne,
Newcastle upon Tyne, Tyne and Wear,
NE1 4BA

£1,000 pcm

H x 2 D x 1 B x 1

Allocated parking

Part Furnished

Property features

✓ EPC Rating C

Key Information

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

Arrange a viewing

Darren Porter
Senior Valuer
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson's estate agents are pleased to welcome to the rental market this stylish two bedroom apartment in the sought after NE1 postcode, this apartment offers the perfect blend of urban convenience and contemporary living. Situated in the heart of the city center, you'll be steps away from the city's vibrant bars, restaurants and shops.

Key features include two well proportioned bedrooms, a spacious living area, private balcony and excellent transport links.

The property would be ideal for professionals couples and regular commuters . For further details please contact the West Road branch and we will be happy to assist with your enquiries.

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: £1,325.00

Rent: £1,000 pcm

Property Type: Apartment

USPs: Part furnished, Allows smokers

Parking: Allocated

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	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:

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,
west.road@pattinson.co.uk, www.pattinson.co.uk**

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