

To rent

2 bed upper flat to rent in NE12

Clarabad Terrace, Palmersville, Newcastle upon Tyne, Tyne and Wear, NE12 9HJ

£795 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Energy Rating C
- ✓ Close To Local Amenities
- ✓ First Floor Flat
- ✓ Modern Interior
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

PATTINSONS are delighted to welcome to the market for rent this two bedroom first floor flat situated on Clarabad Terrace, in Palmersville. Ideally located for access to all local amenities including the local shops, schools and has excellent Metro and transport links to the A19, Newcastle city centre and all other surrounding areas.

The property is presented to a high standard throughout and benefits from gas central heating and double glazing. The internal accommodation briefly comprises: Entrance hallway with stairs to the first floor, lounge, modern kitchen, utility room with access to the rear yard, two bedrooms and re-fitted bathroom.

For further information or to arrange a viewing please contact: 0191 2150677 or forest.hall@pattinson.co.uk

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: 12

Rent: £795 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Construction materials: Brick and block

Heating: Electric, Gas

Entrance Hall

UPVC double glazed door, stairs to the first floor.

Lounge

UPVC double glazed window to the rear elevation, built-in storage cupboard, radiator.



Utility Area

Door opening onto the rear stairs, UPVC double glazed window to the rear elevation, base units with complimenting surfaces, wall mounted boiler.



Rear Lobby

UPVC double glazed window to the side elevation, radiator, door leading into the bathroom.

Bathroom

Panelled bath with mains shower over, UPVC double glazed window to the rear elevation, tiling to the walls, low level W/C, wall mounted chrome heated towel rail, vanity unit with wash basin inset.



Kitchen

UPVC double glazed window to the rear elevation, wall and floor units with complimenting work surfaces, stainless steel drainer unit with mixer tap, built-in electric oven and gas hob, radiator.



Bedroom One

UPVC double glazed window to the front elevation, radiator.



Bedroom Two


UPVC double glazed window to the front elevation, radiator.



Yard

Private yard to the rear.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	76
(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 

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

