



## 2 bed upper flat to rent in NE13

Charles Street, Hazlerigg, Newcastle upon Tyne, Tyne and Wear, NE13 7AY

# £620 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Council Tax Band A
- ✓ Available Now
- ✓ EPC Rating C
- ✓ Upper Flat
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Presenting to you, a delightful upper flat available for immediate residential rental in the serene neighbourhood of Hazlerigg, Newcastle upon Tyne. Exhibiting exceptional contemporary finish, this property is a comfortable and cosy home for the discerning tenant.

With two restful bedrooms, this flat allows for ample living space. The property shines a light on careful and thoughtful layout with a generous reception area, perfect for lounging and entertaining. The practical home comes complete with one immaculate bathroom, designed and fitted to a high standard.

The property has an EPC rating of C, indicating a reasonable energy efficiency level with potential for improvement. Residents can enjoy lower utility bills with cost-effective electricity and heating systems in place. Furthermore, it is placed in Council Tax Band A, adding to the economic benefits of this residence.

This lovely Hazlerigg upper flat accommodates modern amenities with the charm of a tranquil neighbourhood. Its location allows for easy access to local amenities, including shops, public transport, and local schools, making it an ideal residence for a wide range of tenants.

This property is available right now. Act quickly to take advantage of this exceptional rental opportunity in Newcastle upon Tyne. It's not just a house, it's a home waiting for you.

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: £655.00

Rent: £620 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk**

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