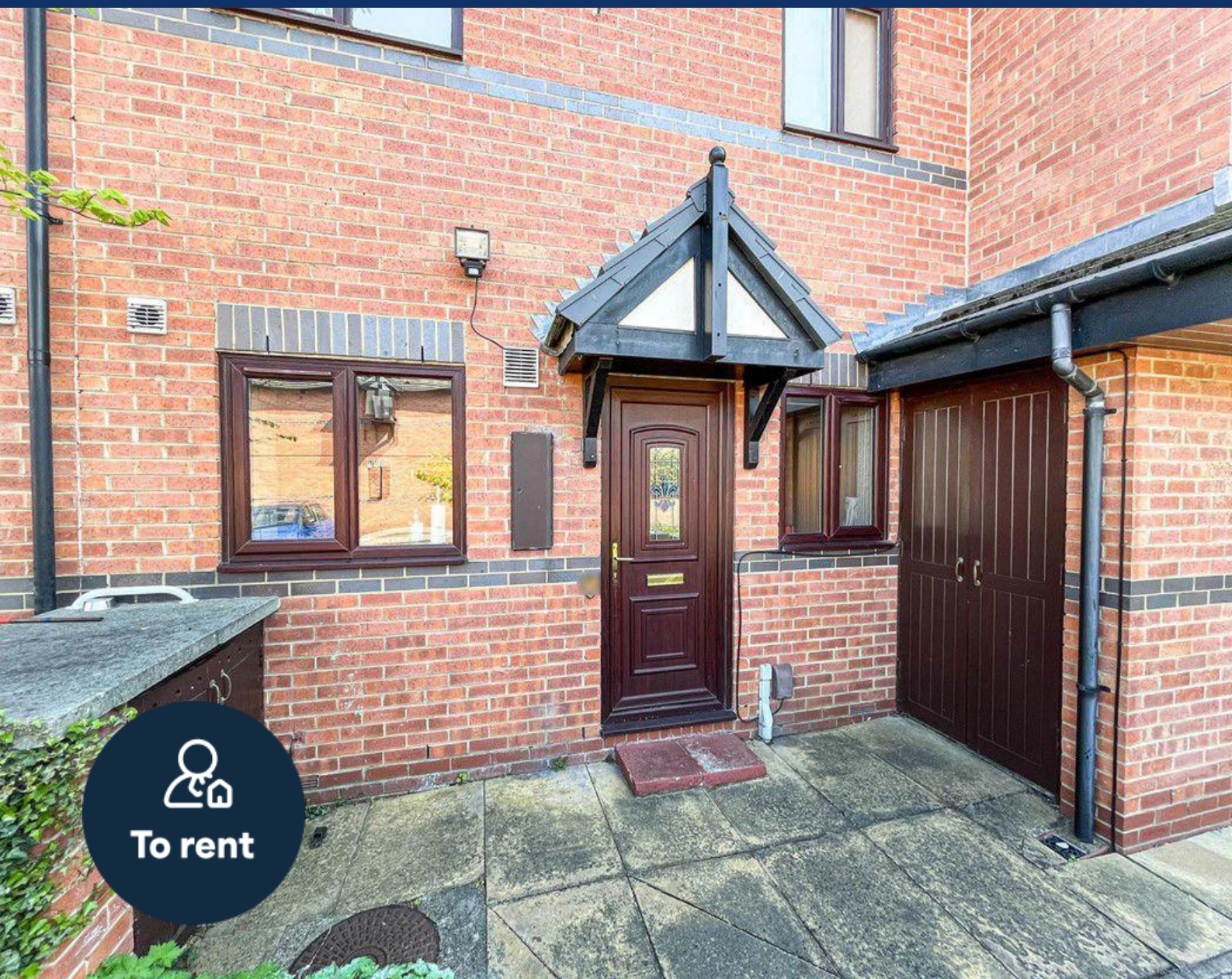




2 bed lower flat to rent in NE8

Shipleigh Court, Gateshead, Tyne and Wear,
NE8 4EZ

£850 pcm

 x 2  x 1  x 1

Allocated parking

Furnished

Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ Allocated Parking
- ✓ Communal Gardens
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available on a furnished basis, this well presented ground floor apartment benefits from electric heating, UPVC double glazing, communal gardens, and allocated parking.

The property is ideally located for easy access to Low Fell, with excellent road links and regular bus services providing convenient travel to Gateshead, Newcastle, Chester-le-Street, and Durham.

The accommodation comprises a good sized living room with a well appointed kitchen, a double bedroom, a small second bedroom suitable for a home office or guest room, and a modern bathroom.

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: £875.00

Rent: £850 pcm

Property Type: Lower Flat

USPs: Furnished

Parking: Allocated

Heating: Electric

Entrance/Hallway

Property entrance leading to the hallway and open plan kitchen. The hallway also has access to the rest of the rooms in the apartment.

Kitchen

3.30m x 3.36m (10'9" x 11'0")

Open plan modern kitchen benefiting from base units with contrasting square edge work surfaces, feature bare brick walls, integrated wine cooler, fridge, electric oven and hob. Laminate flooring, radiator and a double glazed front aspect window.



Lounge

6.45m x 2.97m (21'1" x 9'8")

Spacious lounge with laminate flooring, sofa, wall mounted TV, radiator and double glazed French doors leading to the communal gardens.



Bedroom One

3.10m x 3.32m (10'2" x 10'10")

Double bedroom with laminate flooring, wardrobes, double bed, radiator and double glazed rear aspect window.



Bedroom Two

2.85m x 1.80m (9'4" x 5'10")

Second bedroom with laminate flooring, wardrobes, radiator and double glazed front aspect window.



Bathroom

2.20m x 2.26m (7'2" x 7'4")

Beautiful three piece bathroom with walk in shower, hand wash basin and W.C. Laminate flooring, tile splash back, heated towel rail and storage cupboard.



External

Externally to the front there is an allocated parking bay and to the rear there is large enclosed communal gardens.





Floor area 59.0 sq. m. (635 sq. ft.) approx

Total floor area 59.0 sq. m. (635 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Shipleigh Court, Gateshead, Tyne and Wear, NE8 4EZ

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@pattinson.co.uk, www.pattinson.co.uk**

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