

1 bed apartment to rent in NE12

West Avenue, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 9PB

£800 pcm

x 1 x 1 x 1

Unfurnished

Property features

- Available Now
- EPC Rating C
- Council Tax Band A
- Newly Refurbished
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- 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

Presenting a charming one-bedroom apartment, now available for immediate occupancy in the serene neighbourhood of Benton, Newcastle upon Tyne. The property boasts a lone, well-appointed reception room, a spacious bedroom with ample storage, and a modern, fully fitted bathroom.

Originally built with meticulous attention to detail, this home assures a comfortable, relaxed lifestyle. It offers the perfect base for anyone looking to make the most of what the bustling city of Newcastle has to offer, without compromising on tranquillity or access to local amenities.

The property is rated EPC C, ensuring the home is well-insulated and energy efficient, translating to lower utility costs for the tenant. As an added benefit, it falls within council tax band A, making it an economically sensible choice for any potential tenant.

This residential rental exudes a homely ambience and is ideal for individuals or couples seeking a convenient and cosy living space. Don't miss out on the chance to rent this unique property in one of Newcastle's most sought-after locations.

Contact us at Pattinson Estate Agents to arrange a viewing as properties of this calibre are rarely available for long on the rental market. Make this comfortable apartment your next home.

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: £980.77

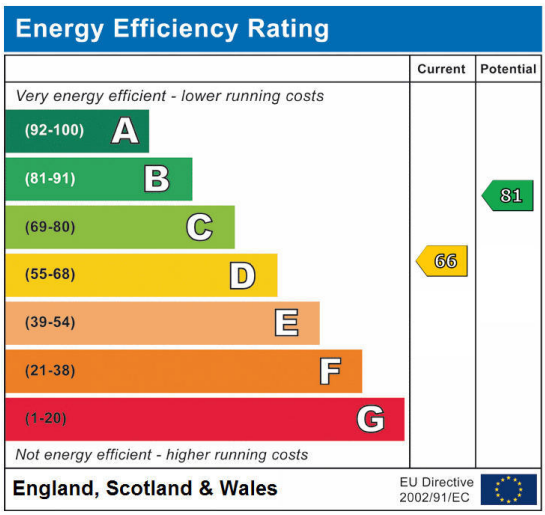
Rent: £800 pcm

Property Type: Apartment

Parking: Communal

Heating: Electric





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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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