



To rent

2 bed apartment to rent in NE29

Appleby Court, North Shields, North Shields, Tyne and Wear, NE29 0LG

£800 pcm

 x 2  x 1  x 1

Allocated parking

Unfurnished

Property features

- ✓ Two Bedroom First Floor Flat
- ✓ Immaculate Throughout
- ✓ Unfurnished
- ✓ Sought After Area
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the rental market this well presented two bedroom first floor flat occupying a pleasant position on Appleby Court, in North Shields, this two-bedroom, which is available now on an unfurnished basis. This location offers easy access to a wealth of local amenities, including vibrant cafes, stylish bars, and a diverse selection of restaurants. Excellent transport links via Metro and prime bus routes are just moments away, ensuring seamless connectivity. For those who enjoy coastal living, King Edward's Bay and the beautiful Tynemouth Long Sands Beach are only a short commute away, along with the charming and historic Fish Quay. The area is also well-served by highly regarded schools.

Comprising of entrance with stairs to the first floor landing, good sized light and airy lounge, fully fitted kitchen, two double bedrooms, bathroom with white suite and shower. Externally there is an allocated car parking space. We anticipate interest in this property to be high so please get in touch regarding with our Coastal office regarding viewing.

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: £825.00

Length of Tenancy: 12

Rent: £800 pcm

Property Type: Apartment

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Gas

Living Room

4.00m x 3.70m (13'1" x 12'1")

Large lounge with double glazed bay window, and radiator.



Kitchen

3.00m x 2.70m (9'10" x 8'10")

Fully fitted with a range of wall and floor units, integrated oven, hob, washing machine, double glazed window breakfast bar, radiator.



Bedroom 1

3.70m x 3.00m (12'1" x 9'10")

Double bedroom to the front of the property with storage cupboard, double glazed window, radiator.



Bedroom 2

2.70m x 2.40m (8'10" x 7'10")

Double bedroom to the rear of the property with double glazed window, and radiator.

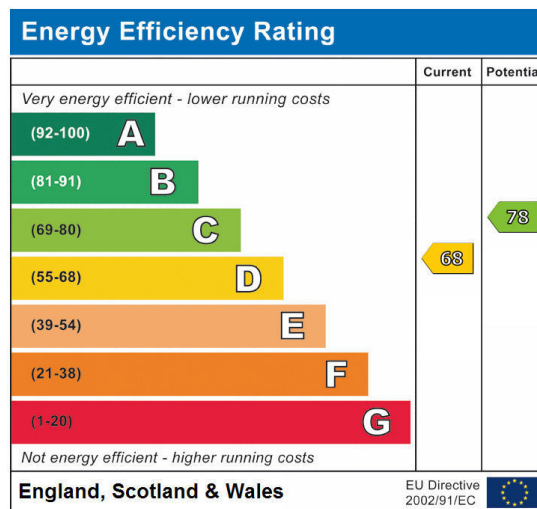


Bathroom

2.00m x 2.00m (6'6" x 6'6")

White white, shower over the bath, double glazed window, wash hand basin with storage, radiator.





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

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