



2 bed apartment to rent in NE33

Grosvenor Road, Westoe, South Shields,
Tyne and Wear, NE33 3LU

£900 pcm

 x 2  x 1  x 1

Allocated parking

Part Furnished

Property features

- ✓ TWO BEDROOM SECOND FLOOR APARTMENT
- ✓ ELECTRIC CENTRAL HEATING AND DOUBLE GLAZING
- ✓ ALLOCATED PARKING TO THE
- ✓ GREAT LOCATION AND AMENITIES

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are thrilled to present this sleek, two-bedroom, second floor apartment, TO LET located in the highly sought-after area of Grosvenor Road, South Shields.

Well-maintained and meticulously designed, the apartment radiates an inviting environment as soon as you step through the door. The property boasts generously-proportioned rooms throughout, as well as the added benefit of electric central heating and double glazing, ensuring comfort is at the forefront through all seasons.

The accommodation includes two light and airy bedrooms with ample space for storage, plus a stylishly presented bathroom providing a modern setting for a relaxing bath or shower. The reception room presents an ideal space to both entertain or have cosy relaxed evenings at home.

Additional selling points of this apartment include a well-presented kitchen complete with essential features and an allocated parking spot conveniently placed to the front of the building, which is a precious commodity in this popular neighbourhood.

Located on Grosvenor Road, the flat is surrounded by a wealth of local amenities, including shops, cafes, schools and excellent transport links.

Don't delay in viewing this wonderful apartment, ideally suited for first-time buyers or those seeking a stylish, easy to maintain location to call home. Properties in this prestigious area of South Shields are highly sought-after and do not stay on the market for long.

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: £1,038.46

Rent: £900 pcm

Property Type: Apartment

USPs: Part furnished, Allows smokers

Parking: Allocated

Year built: 2003

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Secure door to the communal hallway with stairs to all floors. Door to the apartment. Doors leading to the lounge, bedroom one, bedroom two and family bathroom.



Lounge

Double glazed window to the front and central heating radiator. Decorative arch to the kitchen.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and ceramic hob with extractor hood. Plumbed for automatic washing machine. Double glazed windows to the rear.



Bedroom One.

Double glazed window and central heating radiator.



Bedroom Two

Double glazed window and central heating radiator.



Bathroom

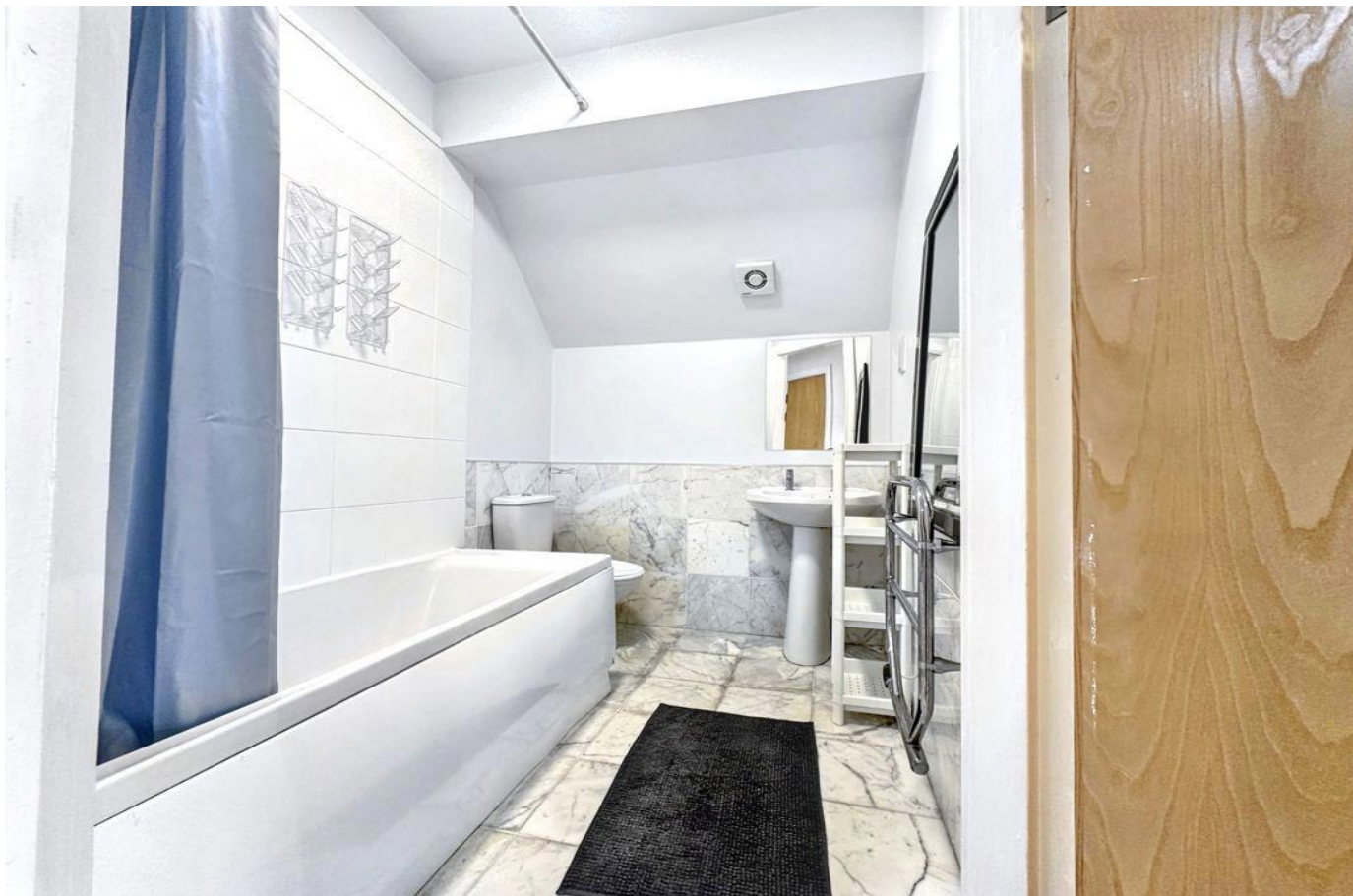
Comprising low level w.c., panelled bath and wash basin.



External

An allocated parking bay lies to the front.





Grosvenor Road, Westoe, South Shields, Tyne and Wear, NE33 3LU

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

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