



## 2 bed apartment to rent in NE16

Longwood Close, Sunnyside, Newcastle upon Tyne, Tyne and Wear, NE16 5QD

# £700 pcm

 x2  x1  x1

Off Street parking

Unfurnished

## Property features

 EPC Rating C

## Key Information

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

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

0191 477 5116  
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the market this well-presented two bedroom upper flat is available to rent in the popular residential area of Longwood Close, Sunnyside, offering spacious accommodation ideal for a range of tenants.

The property briefly comprises a private entrance leading to a welcoming hallway, a generous and bright living room providing an excellent space for relaxing or entertaining, and a well-proportioned kitchen with ample storage and worktop space. There are two good-sized double bedrooms, both offering comfortable living space, along with a family bathroom fitted with a modern suite.

Situated in a sought-after location, the property benefits from easy access to local amenities, transport links and nearby countryside, making it an attractive place to live. Early viewing is highly recommended to fully appreciate the space and location on offer.

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: £725.00

Length of Tenancy: 6 Months

Rent: £700 pcm

Property Type: Apartment

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

## External



## Living Room

4.402m x 3.309m (14'5" x 10'10")



## Kitchen

2.638m x 2.367m (8'7" x 7'9")



## Hallway



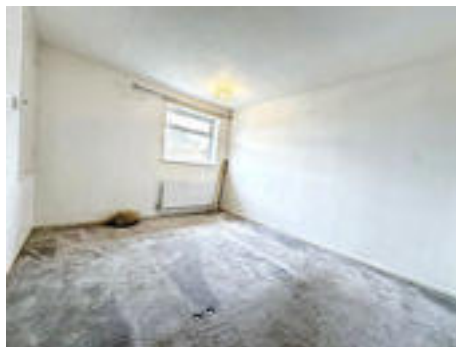
## Bedroom 1

3.046m x 2.661m (9'11" x 8'8")



## Bedroom 2

3.781m x 3.075m (12'4" x 10'1")



---

## Bathroom

1.923m x 1.648m (6'3" x 5'4")





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>	75	77
(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	

Longwood Close, Sunnyside, Newcastle upon Tyne, Tyne and Wear, NE16 5QD

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

**4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

Client Money  
Protection

