



### 3 bed upper flat to rent in NE6

Heaton Park Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5NR

# £1,000 pcm

 x3  x1  x1

On Street parking

Furnished

### Property features

- ✓ Available Now
- ✓ Three Bedrooms
- ✓ Upper Flat
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Hayley McCormack  
Sales Negotiator  
Heaton

0191 2049601  
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available from now is this three bedroom first floor flat to be let on a furnished basis.

The accommodation comprises; entrance hall with stairs to the first floor, first floor landing, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, washing machine, microwave, kettle, UPVC double glazed window and radiator. Three bedrooms and bathroom/WC.

The property benefits from UPVC double glazing and gas central heating.

Externally to the rear is a shared yard which is mainly paved with walled boundaries.

Great location close to all local amenities and good transport links to Newcastle City centre.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2838f>

Please contact the Heaton Branch for more information or to arrange a 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: £1,025.00

Length of Tenancy: 6

Rent: £1,000 pcm

Property Type: Upper Flat

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

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

## Front External



## Entrance Hall

With stairs to the first floor.

## First Floor Landing

With doors off to the lounge, bedrooms and bathroom/WC.

## Lounge

4.53m x 3.33m (14'10" x 10'11")

UPVC double glazed window to the rear, gas fire set into feature surround, two sofas, dining table with three chairs, coffee table, storage cupboard and radiator.



## Kitchen

2.42m x 2.09m (7'11" x 6'10")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, washing machine, microwave, kettle, UPVC double glazed window and radiator.



## Bedroom One

4.15m x 2.99m (13'7" x 9'9")

UPVC double glazed window to the front, double bed, wardrobes and radiator.



## Bedroom Two

3.20m x 2.73m (10'5" x 8'11")

UPVC double glazed window to the rear, double bed, wardrobe, drawers and radiator.



## Bedroom Three

2.83m x 2.12m (9'3" x 6'11")

Currently configured as a second living area/home office with cuddle chair, wardrobe and radiator.



## Bathroom/WC

2.76m x 1.39m (9'0" x 4'6")

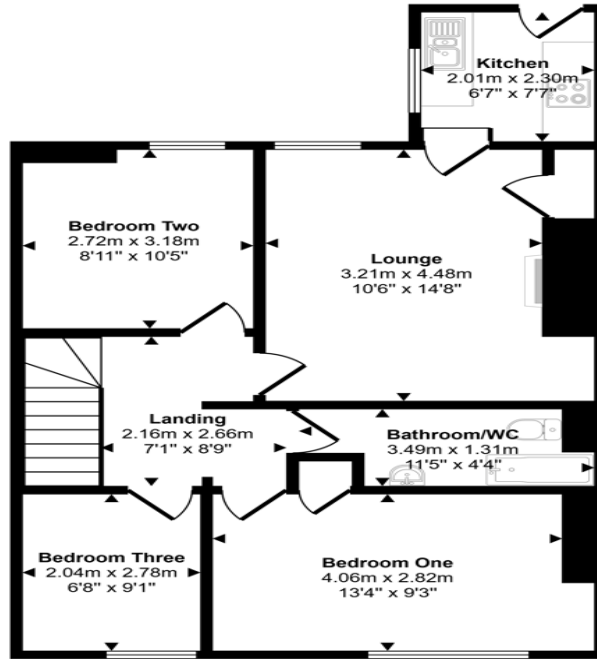
White three piece bathroom/WC comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls and heated towel rail.



## Rear Yard

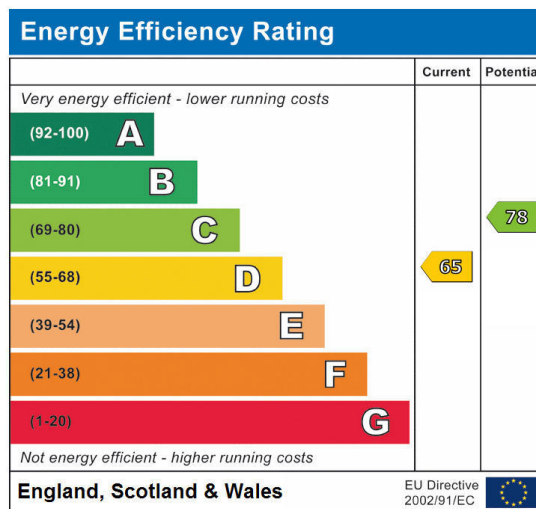
Shared rear yard mainly paved with walled boundaries incorporating gate access to the rear lane.

Approx Gross Internal Area  
64 sq m / 693 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Heaton Park Road, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5NR

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

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk**

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