



To rent

1 bed apartment to rent in NE8

Worsdell Drive, Gateshead, Tyne and Wear, NE8 2AF

£750 pcm

 x1  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Ground Floor Apartment
- ✓ One Bedroom
- ✓ Electric Heating
- ✓ Central Location
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A ground floor apartment situated close to the High Leve Bridge allowing easy access to Newcastle city center, and Gateshead. Newcastle has a great nightlife with an array of bars and restaurants, plus many shopping outlets and Eldon Square shopping mall. The property is double glazed and has electric.

The accommodation comprises of a communal entrance, hallway with storage cupboards, Lounge and open plan kitchen, shower room and a bedroom.

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: C

Deposit: £775.00

Rent: £750 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

Heating: Electric

Communal Entrance

Security entrance system



Entrance Lobby

Built in cupboard, door to inner hallway



Inner Hall

Two built in cupboards, electric radiator



Lounge and Kitchen

8.60m x 3.40m (28'2" x 11'1")

Double glazed windows, electric radiator.



Kitchen Area

Fitted wall and base units with integrated appliances including fridge and freezer and dishwasher, electric hob with extractor over and built in electric oven, stainless steel sink and drainer.



Bedroom

4.70m x 2.70m (15'5" x 8'10")

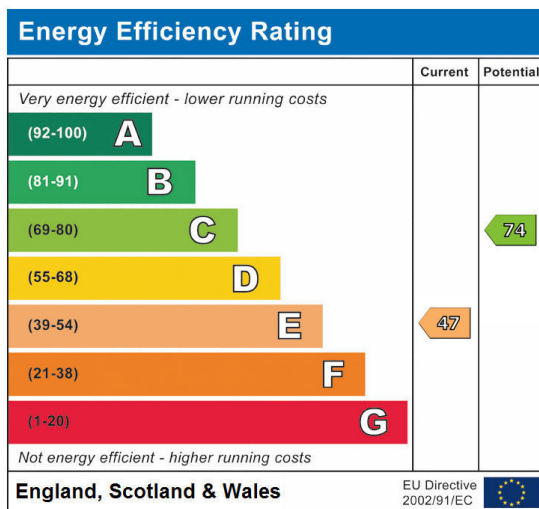
Double glazed window, electric radiator, built in cupboard.



Shower Room

Three piece suite comprising of a built in shower, WC, pedestal wash basin





Worsdell Drive, Gateshead, Tyne and Wear, NE8 2AF

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@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**

