



To rent

## 1 bed apartment to rent in NE1

Waterloo Square, Newcastle upon Tyne,  
Tyne and Wear, NE1 4DP

# £850 pcm

 x1  x1  x1

Furnished

## Property features

- ✓ One Bedroom Apartment
- ✓ Sought After Location
- ✓ Close to Amenities
- ✓ Viewing Recommended
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Introducing this delightful one-bedroom apartment available for rent, located in the bustling city of Newcastle upon Tyne.

The property consists primarily of a generous sized bedroom, a combined lounge/kitchen and a bathroom. The bedroom is spacious, housing ample storage availability and plentiful natural light, creating a calming and peaceful space to wind down. The reception room presents the perfect open-plan living arrangement. It's an ideal area to entertain or relax, and the large windows provide a beautiful view, flooding the room with natural light.

In addition, the property boasts a modern and cbathroom, finished with contemporary fixtures and fittings. Situated in a desirable location, the property is in close proximity to a vast array of local amenities including shops, restaurants and excellent transport links, catering to all your daily needs. From city life to scenic beauty, you can get the best of both worlds in Newcastle upon Tyne. This property is ideal for individuals or couples seeking comfortable, stylish living in a vibrant city centre location. It stands among the best in urban living and provides a great opportunity that shouldn't be missed.

Please contact us at Pattinson Estate Agents to arrange a viewing or to obtain further information about this fantastic rental opportunity.

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: £875.00

Length of Tenancy: 6 months

Rent: £850 pcm

Property Type: Apartment

USPs: Furnished

Parking: None

Heating: Electric

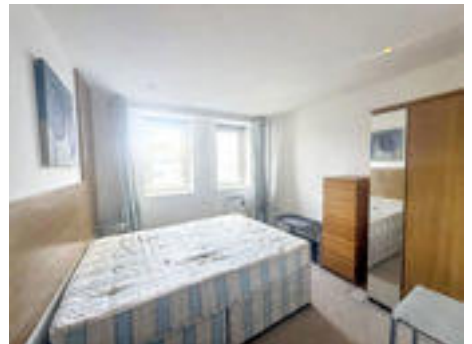
## Entrance Hall

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## Lounge/Kitchen



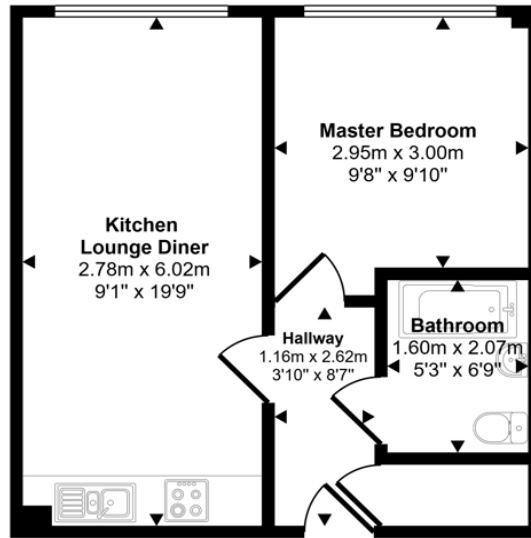
## Bedroom One



## Bathroom



Approx Gross Internal Area  
36 sq m / 383 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	80	
(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	

Waterloo Square, Newcastle upon Tyne, Tyne and Wear, NE1 4DP

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
west.road@pattinson.co.uk, www.pattinson.co.uk**

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