



1 bed apartment to rent in NE1

Clayton Street, Newcastle upon Tyne, Tyne and Wear, NE1 5PZ

£650 pcm

H x1 D x1 B x1

Furnished

Property features

- ✓ Central Location
- ✓ Council Tax Band A
- ✓ EPC Rating C
- ✓ Water Rates Included
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this ideally positioned, 1-bedroom apartment located in the thriving city centre of Newcastle upon Tyne. This single occupancy residential rental is perfect for those seeking the buzz of city life right on their doorstep.

As you step inside the property, its sizable reception invites you into an open-plan layout. The living area is well-proportioned, providing a perfect setting for relaxing and entertaining. The centrepiece of the apartment, the bedroom offers serene comfort, ideal to unwind after a long day, complemented with functional storage space. The modern bathroom, well-fitted and complete in standard white finish, showcases a harmonious blend of convenience and style.

One of the key attractions of this apartment is its central location. Embrace the ease of having fantastic shopping destinations, delectable eateries, and excellent transport links literally moments away. Experience the vibrant urban living Newcastle upon Tyne is known for.

Whether you are a professional, student or simply looking to embrace the urban lifestyle in one of UK's most vibrant cities, this property presents an excellent rental opportunity. Please get in touch with us at Pattinson Estate Agents to arrange a viewing at your earliest convenience.

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: £720.00

Length of Tenancy: 12

Rent: £650 pcm

Property Type: Apartment

USPs: Furnished, Allows smokers

Heating: Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Clayton Street, Newcastle upon Tyne, Tyne and Wear, NE1 5PZ

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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