



1 bed apartment to rent in NE1

City Road, Quayside, Newcastle upon Tyne, Tyne and Wear, NE1 2PD

£975 pcm

 x1  x1  x1

Allocated parking

Furnished

Property features

- ✓ Available Immediately
- ✓ One Bedroom Apartment
- ✓ Views Over The River Tyne
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available now is this one bedroom apartment located in this prestigious development.

The accommodation includes: entrance hallway, lounge, balcony, kitchen with a good range of wall and base units complimenting work surfaces built in electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge freezer, integrated washing machine, space for dining table, double glazed window and radiator. Bedroom and bathroom/W.C.

The property benefits from an double glazed windows, gas central heating and a south facing balcony with views over the river Tyne.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g266fc>

Please contact the Heaton Branch for further information or viewings

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: D

Deposit: £1,000.00

Rent: £975 pcm

Property Type: Apartment

USPs: Furnished, Allows smokers

Parking: Allocated, Underground, Secure

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 doors off to all room and large storage cupboard.

Lounge

4.69m x 4.64m (15'4" x 15'2")

Double glazed window to the rear, double glazed French doors leading to the balcony and radiator.



Balcony

South facing balcony which is mainly paved with views over the river Tyne.



Kitchen

3.82m x 3.83m (12'6" x 12'6")

With a good range of wall and base units complimenting work surfaces built in electric hob and oven, stainless steel one and a half sink with mixer tap, tiled splashback, integrated fridge freezer, integrated washing machine, space for dining table, double glazed window and radiator.



Bedroom

3.90m x 2.81m (12'9" x 9'2")

Large double glazed window to the rear, fitted bedroom furniture, door to bathroom and radiator.



Bathroom

2.17m x 1.77m (7'1" x 5'9")

White three piece bathroom suite comprising; bath with shower over, hand wash basin built into vanity, low level WC built into vanity, partially tiled walls, tiled floor, door to the bedroom and heated towel rail.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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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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