



1 bed lower flat to rent in NE2

Goldspink Lane, Newcastle upon Tyne,
Tyne and Wear, NE2 1NQ

£800 pcm

 x1  x1  x1

Allocated parking

Furnished

Property features

- ✓ Available Now
- ✓ Council Tax Band A
- ✓ Excellent Location
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This charming lower flat, available for immediate tenancy in the bustling region of Newcastle upon Tyne is a truly exceptional find. Offering one well-proportioned bedroom, this property is ideally suited for individuals or couples seeking the city life experience with the convenience of a vibrant community atmosphere.

The accommodation offers a spacious reception room, providing the perfect space to relax or entertain. It is complemented by a distinct, full bathroom that accommodates all essential facilities. Despite its compact size, this appealing flat offers an impressive feeling of space, thanks to intelligent layout planning.

One of the standout features of this property is its highly desirable location. Nestled in Newcastle upon Tyne, the flat is within close proximity to a broad variety of shops, eateries, and local attractions that this lively city has to offer.

Notably, this property falls within Council Tax Band A, making it a highly economical choice for potential tenants. Here lies an excellent opportunity to acquire a homely appeal combined with urban allure, framed in a budget-friendly setting.

Don't miss out on this highly attractively located residential rental. Contact us at Pattinson Estate Agents now to arrange for a viewing or for more information.

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: £825.00

Rent: £800 pcm

Property Type: Lower Flat

USPs: Furnished, Allows pets

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(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	

Goldspink Lane, Newcastle upon Tyne, Tyne and Wear, NE2 1NQ

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk

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