



2 bed upper flat to rent in NE4

Bilbrough Gardens, Benwell, Newcastle upon Tyne, Tyne and Wear, NE4 8YA

£650 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

 EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Take delight in the opportunity to reside in this charming, two-bedroom upper flat, conveniently situated in the pleasant locality of Benwell, Newcastle upon Tyne. This upper flat is a sought-after Residential Rental, ideal for individuals or small families seeking a cosy, comfortable space to call home.

As you step inside, you'll instantly appreciate the tasteful interiors. It features two spacious double bedrooms with plenty of natural light, perfect to create a serene and tranquil personal space for relaxation. The property flaunts one neat and well-maintained bathroom that fuses function and comfort, ensuring a hassle-free daily routine.

The inclusion of one reception room underscores the practical layout of the flat, a space where you can sit down and unwind or welcome your guests. This room is awash with daylight and exudes a welcoming ambience that makes it the centrepiece of the home.

Located in a friendly neighbourhood, the property has the advantage of being in close proximity to local amenities, fantastic schools, and transport links, making it a wonderful choice for busy professionals or families.

This upper flat in Benwell, Newcastle upon Tyne is an impressive blend of comfort, style, and convenience. Grab the chance to occupy this beautiful property that promises the joys of tranquil living, with all the conveniences of city life at your disposal.

Don't delay in arranging a viewing - this property will be in high demand, and it's ready for you to move in and start creating lasting memories. Style, comfort, and convenience await you at your new home.

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

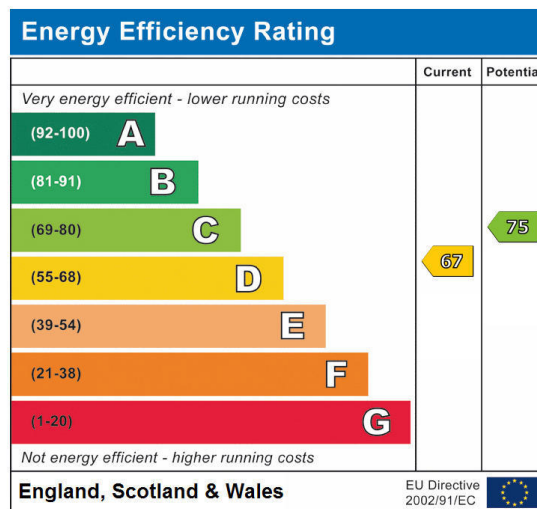
Deposit: £720.00

Rent: £650 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas



Bilbrough Gardens, Benwell, Newcastle upon Tyne, Tyne and Wear, NE4 8YA

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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