


To rent

2 bed apartment to rent in NE6

Chillingham Road, Newcastle upon Tyne,
Tyne and Wear, NE6 5BJ

£1,200 pcm

 x 2  x 2  x 1

Residents parking

Unfurnished

Property features

- ✓ Available Immediately
- ✓ Two Bedrooms
- ✓ Duplex Apartment
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ 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

0191 2049601
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available immediately is this good size top floor duplex apartment situated within this favoured residential development to be let on an unfurnished basis.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with stairs to the mezzanine level, lounge/diner, kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, white sink with mixer tap, space for appliances, UPVC double glazed window and radiator. On the main floor is the second bedroom and bathroom/W.C. Located on the mezzanine level is the master bedroom and shower room/WC.

The property benefits from gas central heating and UPVC double glazing.

The property is ideally located for Chillingham Road Metro Station, good transport links to Newcastle City Centre, local amenities, and local bars and restaurants.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2346e>

Please contact the Heaton Branch for further information and 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: B

Deposit: £1,225.00

Length of Tenancy: 6 months

Rent: £1,200 pcm

Property Type: Apartment

USPs: Allows children

Parking: Residents, Visitor

Construction materials: Brick and block

Roofing type: Clay 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

Secure communal entrance with stairs to all floors.



Entrance Hall

With doors off to the lounge/diner, bedroom two, bathroom WC, cloak cupboard and stairs to the top floor.

Lounge/Diner

7.25m x 4.93m (23'9" x 16'2")

Two UPVC double glazed windows to the front, UPVC double glazed French doors to the Juliette balcony and radiator.



Kitchen

3.09m x 2.55m (10'1" x 8'4")

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, white sink with mixer tap, space for appliances, UPVC double glazed window and radiator.



Bathroom/WC

2.03m x 1.98m (6'7" x 6'5")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



Bedroom Two

3.10m x 2.90m (10'2" x 9'6")

UPVC double glazed window to the rear and radiator.



Top Floor Landing

With doors off to the master bedroom, shower room/WC and storage cupboard.

Master Bedroom

4.81m x 4.10m (15'9" x 13'5")

Mezzanine master bedroom with Velux windows to the front and rear and two radiators.



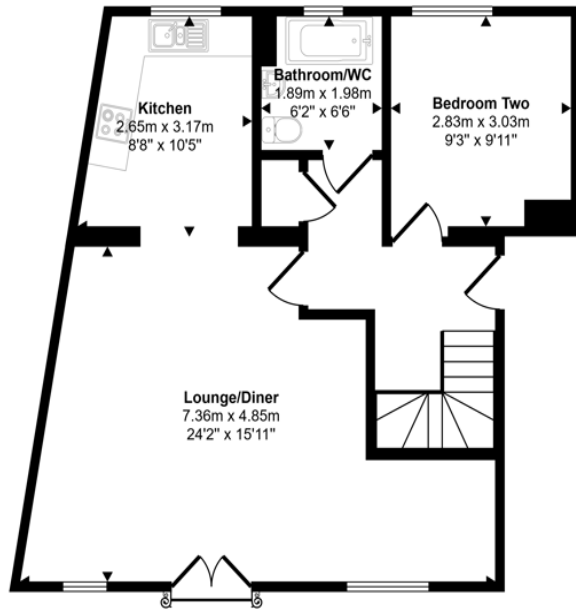
Shower Room/WC

2.08m x 1.57m (6'9" x 5'1")

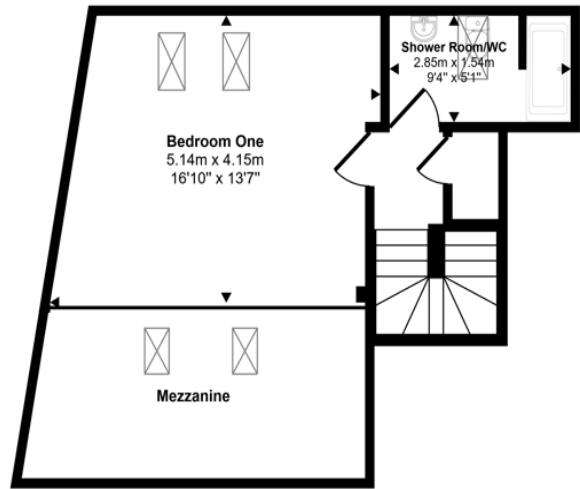
White three piece shower room/WC comprising; shower cubicle, hand wash basin, low level WC, Velux window and radiator.



Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 58 sq m / 629 sq ft



First Floor
Approx 30 sq m / 326 sq ft

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(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	

Chillingham Road, Newcastle upon Tyne, Tyne and Wear, NE6 5BJ

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

