



2 bed apartment to rent in NE8

North Side, The Staithes, Gateshead, Tyne and Wear, NE8 2BF

£950 pcm

 x 2  x 1  x 1

Allocated parking

Unfurnished

Property features

- ✓ Two Bedroom Top Floor
- ✓ Electric Heating
- ✓ Allocated Parking
- ✓ Convenient Location
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-appointed upper apartment enjoying views over the Staiths and the river. Ideally located for access into Newcastle and Gateshead with the A1 a short drive away, it is great for commuting.

Entering through a secure entry system, you can access this home via lift or stairway. The accommodation briefly comprises an open-plan lounge and modern kitchen, two generously sized bedrooms, and a stylish family bathroom. Additional features include two private balconies taking in the great views, ample hallway storage, a welcoming entrance porch, and double glazing throughout.

Externally, the property offers the convenience of a secure entry system, an allocated parking space, and access to well-maintained communal gardens.

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: £975.00

Rent: £950 pcm

Property Type: Apartment

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas

Hallway

Hallway leading to 3 storage cupboards, bathroom, two bedrooms, and an open plan lounge/kitchen with balcony.



Lounge/Kitchen

Open plan lounge/kitchen with laminate to the floor, double glazed patio doors leading to a balcony with river views. Benefits from a TV point, modern décor, and electric radiator.



Kitchen Area

Spacious kitchen, with double glazing, river views, fitted wall and base units, roll top work surfaces, a large stainless steel sink and mixer taps. Plumbed for a washing machine. Benefits from electric points, extractor, tiles to the walls, and wood laminate on the floor.



Bathroom

Low-level w/c, panelled bath with shower over. Pedestal wash and hand basin, electric radiator, and tiles to the floor.



Bedroom One

The room features a high-quality fitted carpet, complemented by an efficient electric radiator. One of the standout features of this space is the private balcony,



Bedroom Two

Double glazed window, electric central heating radiator, currently being used as an office space/ shortage



External

Two balconies overlooking the river and the Staithes, allocated parking and communal gardens





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	59
(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 	

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

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