


## 1 bed apartment to rent in NE3

Elsdon Road, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1HY

# £900 pcm

x 1 x 1 x 1

Allocated parking

Part Furnished

## Property features

- One bedroom second floor
- Open plan kitchen/dining room
- Sperate shower room and
- Gas Central Heating & Double
- EPC Rating D

## Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Air Source Heat Pump

### Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Fantastic opportunity to rent this spacious one bedroom second floor apartment in the sought after part of Gosforth. This property is with walking distance of the town centre and offers good size living accommodation with its spacious lounge, kitchen/dining room. The property is close to local shops, schools, bars, restaurants, bus and train stations and has excellent road links into Newcastle Upon Tyne.

The floorplan comprises Entrance hall, open plan kitchen/Dining room, bathroom, lounge and bedroom. Further benefits include gas central heating, double glazing and parking space.

The property is available now.

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: £925.00

Rent:  £900 pcm

Property Type: Apartment

USPs: Part furnished

Parking: Allocated

Heating: Air Source Heat Pump

## Communal Entrance

Entrance door with stairs to the second floor.

## Entrance Hall

Entrance door, intercom system, open plan into kitchen/diner.

## Kitchen/Diner

*3.80m x 3.10m (12'5" x 10'2")*

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric cooker, with gas hob and extractor hood over, Washing machine, fridge, freezer, down lighting, laminate flooring, combination boiler, double radiator, double glazed rear aspect Velux windows.



## Shower room

White three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level w.c. heated towel rail, extractor fan, shaver point.



## Lounge

*3.80m x 3.10m (12'5" x 10'2")*

Double glazed front aspect Velux window, double radiator, laminate flooring, down lighting.

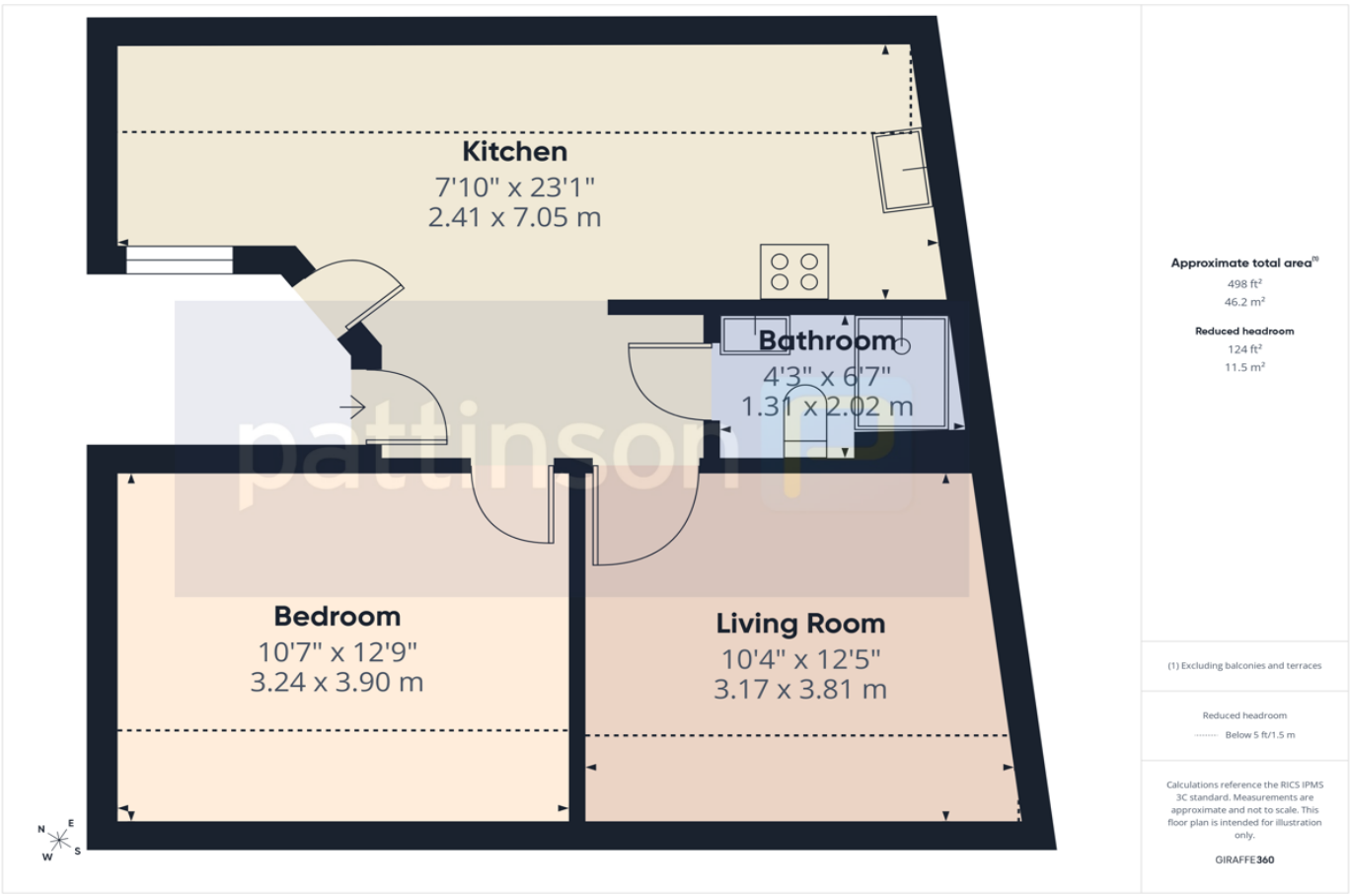


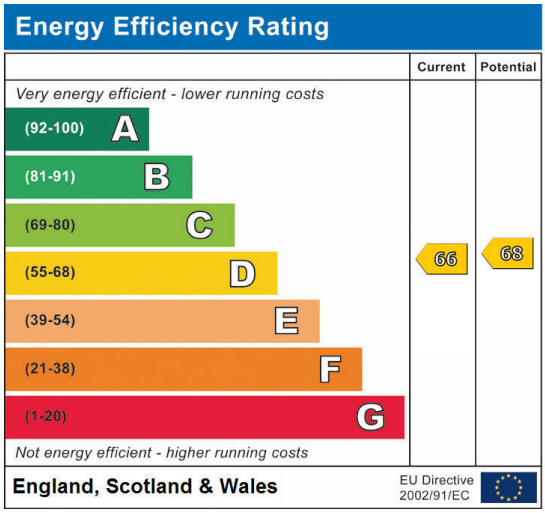
## Bedroom

*3.90m x 3.20m (12'9" x 10'5")*

Double glazed front aspect Velux window, double radiator, down lighting.






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

**55 Medomsley Road, Consett, County Durham, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk**

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