



## 2 bed flat to rent in NE16

West Street, Whickham, Newcastle upon Tyne, Tyne and Wear, NE16 4AN

# £800 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Two bedroom
- ✓ First floor flat
- ✓ Situated in Whickham
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

0191 477 5116  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Nestled in the heart of Whickham, this charming upper flat is perfectly suited for a couple or a busy professional seeking convenience and comfort. Its prime location ensures easy access to a myriad of local shops, essential amenities, and efficient transport links, making commuting to the A1, Metrocentre, Team Valley, Gateshead, and Newcastle a breeze.

The flat boasts spacious accommodations, featuring a generous lounge that invites relaxation and social gatherings. The breakfasting kitchen is modern and well-fitted, creating an ideal space for culinary enthusiasts to whip up delightful meals. Two comfortable bedrooms provide a relaxing retreat, while the well-appointed bathroom adds to the flat's appeal. Additional features include double glazing and gas central heating, ensuring a warm and cosy environment all year round. This property truly encapsulates modern living in a vibrant community.

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: Flat

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

## Kitchen

1.83m x 3.57m (6'0" x 11'8")



## Dining Room

3.10m x 3.00m (10'2" x 9'10")



## Living Room

4.78m x 3.63m (15'8" x 11'10")



## Bedroom 1

2.43m x 4.78m (7'11" x 15'8")



## Bedroom 2

3.03m x 4.05m (9'11" x 13'3")



## Bathroom

1.79m x 1.90m (5'10" x 6'2")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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