



4 bed maisonette to rent in NE3

High Street, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1HH

£2,080 pcm

H x4 D x2 B x1

On Street parking

Furnished

Property features

- ✓ EPC TBC
- ✓ Council Tax Band B
- ✓ Central Location
- ✓ Close to Local amenities
- ✓ On-Street Parking

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Gosforth are delighted to present this charming 4-bedroom maisonette nestled in the heart of Gosforth, Newcastle upon Tyne. This tastefully decorated Residential-Rental offers a mix of the contemporary design and comfort, making for an ideal living space.

This substantial residence comes with 4 beautifully presented double bedrooms that are generously proportioned and bathed in ample natural daylight. The property also boasts a large reception room, a harmoniously designed space, perfect for relaxation or for welcoming guests. The property benefits from 2 stylish, fully equipped bathrooms, featuring modern fixtures and finishes for a luxurious touch.

The property also benefits from a fully refitted kitchen, with ample wall and base units along with all white goods included, saving prospective tenants from expense, while providing everything needed upon move in. The Kitchen also leads to the rear terrace patio, perfect for entertaining guests.

Located centrally in Gosforth, this maisonette stands proud in a highly-desirable location, conveniently close to local amenities such as shops, bars,. restaurants, schools and transport links. Despite its central location, the maisonette offers a peaceful living setting away from the hustle and bustle of the city centre.

The property is subject to Council Tax Band B charges providing another affordable solution for tenants. Please note that the Energy Performance Certificate (EPC) rating for this property is yet to be confirmed (TBC). This property offers a blend of accessibility, style, and comfort - a perfect choice for tenants seeking an iconic city-living lifestyle.

Viewings are highly recommended to appreciate the scale and the distinctive feel of this maisonette. Arrange for a viewing today for this rarely available property and seize the opportunity to reside in this standout location in Gosforth, Newcastle upon Tyne.

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: £2,105.00

Rent: £2,080 pcm

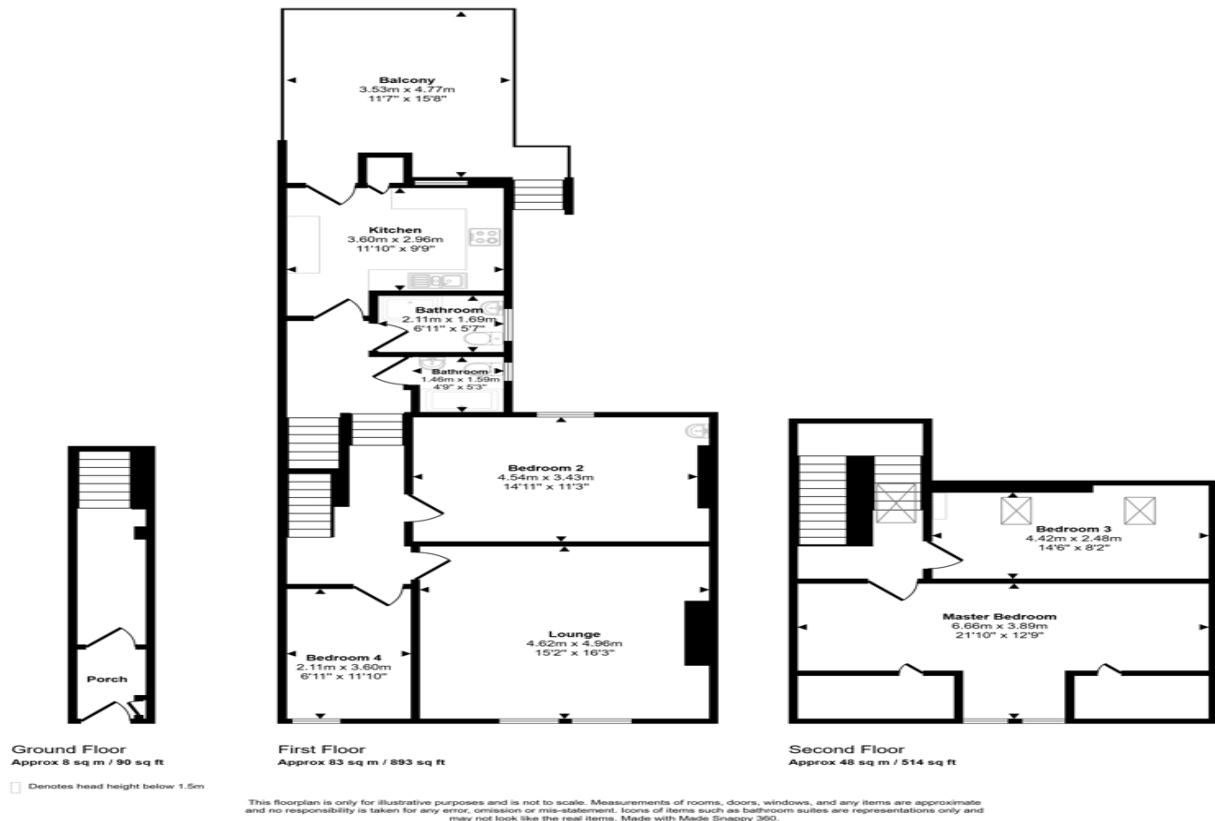
Property Type: Maisonette

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Approx Gross Internal Area
139 sq m / 1498 sq ft



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

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365,
gosforth@pattinson.co.uk, www.pattinson.co.uk**

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