



## 2 bed lower flat to rent in NE3

Harewood Road, Newcastle upon Tyne,  
Tyne and Wear, NE3 5JT

# £985 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Council Tax Band A
- ✓ Central Location
- ✓ EPC C
- ✓ Recently Renovated Throughout
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*FIRST MONTHS RENT HALF PRICE, ON MOVE IN \*\***

Pattinsons Gosforth are pleased to present to the rental market This recently refurbished, delightful 2-bedroom lower flat in the heart of Gosforth, Newcastle upon Tyne, available for rent. Situated in a prime central location, this residential property promises a vibrant urban lifestyle amidst the city's pulsating energy.

As you enter this inviting lower flat, you are welcomed by a comfortable reception area that sets the tone for the entire house with its warm and welcoming appeal. The property boasts 2 spacious bedrooms featuring plenty of natural light, guaranteeing a restful retreat at the end of each bustling day. The single bathroom is well-appointed with modern fittings ensuring optimum convenience and also benefitting from a private rear garden providing a perfect space to enjoy outdoor living, whether for relaxing or entertaining. The property has recently undergone a thorough refurbishment with new kitchen, bathroom, USB sockets, new flooring throughout and fully decorated.

Residing at this address allows you to benefit from all that Gosforth has to offer. It is within close proximity to excellent shopping centres, restaurants, and recreational facilities, making this an ideal abode for singles, couples or small families.

Experience comfortable living in the heart of Gosforth, Newcastle upon Tyne with this charming 2-bedroom upper flat, delivering convenience, location, and a touch of modern city living. Please do not hesitate to contact Pattinson Estate Agents for further details and to arrange a viewing at this premium rental property.

CRITERIA ESSENTIAL NO NEGOTIATION

Affordability is calculated as 30x rent (Per Annum) - £29,550

Move in within 4 weeks

Applicants must view the property

## 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: £1,010.00

Rent: £985 pcm

Property Type: Lower Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas



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>	70	73
(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	

Harewood Road, Newcastle upon Tyne, Tyne and Wear, NE3 5JT

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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