



## 1 bed apartment to rent in NE1

St. Anns Street, Newcastle upon Tyne,  
Tyne and Wear, NE1 2DJ

# £975 pcm

 x1  x1  x1

Furnished

## Property features

-  Fully Furnished
-  Available Now
-  Quayside Location
-  EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Welcome to this delightful 1-bedroom apartment situated in the lively and bustling city of Newcastle upon Tyne. Available for residential rental, this apartment encompasses all you need for city living. It boasts a compactly conceived plan that intelligently utilises space to facilitate your comfortable living experience.

Upon entering this apartment, you will be greeted by the reception hall, providing excellent space for your hosting. The flowing layout leads you to a sizeable and well-lit living area and creatively designed, fully-equipped kitchen featuring abundant counter space for your cooking needs.

Also incorporated within this quirky property is a generous double bedroom, providing a restful sanctuary after a long day. Adding further to its ambience is the spacious bathroom fitted with modern fixtures and finishes, maximizing your comfort.

The apartment is a brilliant example of modern urban living in a splendid location, with Newcastle upon Tyne's city centre just a stone's throw away. Here you are never far from premium shops, restaurants, transportation links and the vibrant nightlife that makes Newcastle one of the most exciting cities in the UK.

Experience the charm of Newcastle living with this stylish and well-appointed apartment. An ideal home for city professionals.

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: C

Deposit: £1,000.00

Rent: £975 pcm

Property Type: Apartment

USPs: Furnished

Parking: None

Heating: Electric


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(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 

St. Anns Street, Newcastle upon Tyne, Tyne and Wear, NE1 2DJ

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
west.road@pattinson.co.uk, www.pattinson.co.uk**

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