



2 bed apartment to rent in NE12

Midhurst Road, Newcastle upon Tyne,
Tyne and Wear, NE12 9NZ

£800 pcm

 x2  x1  x1

Allocated parking

Part Furnished

Property features

- ✓ Central Location
- ✓ Council Tax Band A
- ✓ EPC E
- ✓ Secure Entrance
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This delightful 2-bedroom apartment is situated in the heart of Benton, Newcastle upon Tyne, benefitting from all the advantages of city living. The property is located within walking distance to a wide variety of amenities and transport links, combining convenience with comfort.

Upon entering the apartment, you are greeted by a spacious reception area, providing an excellent space for relaxation and leisure. The two bedrooms are generously proportioned, each exuding a warm and welcoming ambience.

The property features a well-designed and functional bathroom, fully fitted for practical use. The property benefits from a well-maintained kitchen area offering ample workspace for the avid home cook.

This apartment benefits from an electric heating system ensuring a warm atmosphere through the coolest months. The property falls under Council Tax Band A, making it an economical choice for residents. It carries an Energy Performance Certificate (EPC) rating of E, indicative of its energy efficiency status.

This property is up for residential rental available from 31st July onwards. Providing an excellent opportunity for individuals or couples seeking a charming, affordable, and centrally located home in the bustling city of Newcastle upon Tyne.

Offering a blend of comfort, practicality, and a superb location, this 2-bedroom apartment is an excellent pick for city dwellers.

Available for viewing – don't miss out on this fantastic opportunity, contact us at Pattinson Estate Agents to arrange a showing or for more details about this charming 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: £825.00

Rent: £800 pcm

Property Type: Apartment

USPs: Part furnished, Allows children, Allows pets, Allows smokers

Parking: Allocated, On Street

Heating: Electric

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 63 |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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