



To rent

## 2 bed upper flat to rent in NE30

River View, Tynemouth, Tynemouth, Tyne and Wear, NE30 4AF

# £850 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ Viewings to commence Monday August 3rd.
- ✓ Two well-proportioned bedrooms
- ✓ Bright and spacious living room
- ✓ Close to local amenities and transport links
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Set in the sought-after locale of North Shields, this tastefully presented, two-bedroom residential apartment is available for rent.

The apartment boasts of a well-proportioned and naturally lit reception room, ideal for comfortable living and entertaining. Both bedrooms are amply sized and bathed in natural light, providing the perfect sanctuary for rest and relaxation.

Adding to the convenience, the apartment also features a generously fitted modern bathroom. Offering ample space for essentials, the bathroom is fully equipped with high-quality fixtures and furnishing.

Located in a highly desirable neighbourhood, the apartment offers ease of access to a host of local amenities such as shopping centres, parks, restaurants, and good transportation links. The location is also home to several highly rated schools and healthcare providers. This apartment is ideal for those looking for a perfect blend of urban convenience and comfortable residential living.

At Pattinson Estate Agents, we assure you that this apartment will live up to your expectations and make for a peaceful and comfortable abode. Step into comfortable living by making this apartment your new home.

Book a tour with us today and explore the convenience and comfort on offer at this splendid North Shields apartment.

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: £980.77

Rent: £850 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

## Lounge.



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## Kitchen



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## Bedroom 1



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## Bedroom 2



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## Bathroom



## View From Lounge Window





| 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>                                   | 74                                                                                                            | 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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