

1 bed studio flat to rent in NE9

Kells Lane, Low fell, Gateshead, Tyne and Wear, NE9 5XG

£852 pcm

x 1 x 1 x 1

Allocated parking

Unfurnished

Property features

- Over 55's Property Only
- One Bedroom Studio Apartment
- Double glazed and Gas Central
- Close to Local Amenities and Transport Links
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Air Source Heat Pump

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Available immediately is this one bedroom unfurnished studio flat situated within a Bernicia over 55's retirement development which is tucked away within this historic listed building.

The apartment is within the safe and secure Underhill which is set over two floors and benefitting from dedicated location coordinators who manage the building and provide tenancy support if required. The property sits within landscaped gardens and has many communal spaces to enjoy.

The property benefits from gas central heating, UPVC double glazing and a lift to all floors.

This location is very close to major transport facilities making it an ideal property to be able to visit both Newcastle City Centre and the Coast.

The property benefits from many advantages which are included in the rent and service charge. They include:

Large Private car parking

Location Coordinator manages the building and can provide tenancy support

Situated on quiet residential street in Walker

Communal laundry facilities

Large communal lounge

Large communal kitchen that can be utilised on coffee mornings and location events

CCTV system for first class security

24hr alarm service (if needed) for extra peace of mind

This really is a rare opportunity to be part of a vibrant community in a well sought-after area of Low Fell.

Cost Breakdown Analysis: Correct as of July 2026

Rent £98.69

Water £9.74

Support alarm £0.94

Heating £12.26

Eligible Services £75.02

Please contact the Low Fell Branch for further information.

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

Rent: £852 pcm

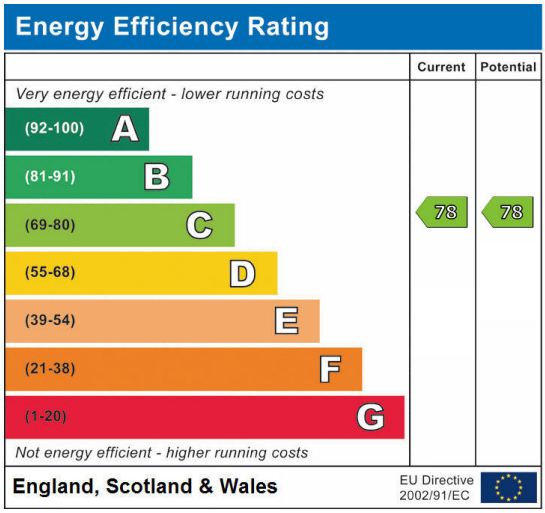
Property Type: Studio flat

USPs: Allows smokers

Parking: Allocated

Heating: Air Source Heat Pump





Kells Lane, Low fell, Gateshead, Tyne and Wear, NE9 5XG

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, low.fell@pattinson.co.uk, www.pattinson.co.uk

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