



To rent

2 bed apartment to rent in NE8

Redgrave Close, Gateshead, Tyne and Wear, NE8 3JT

£795 pcm

 x2  x1  x1

Allocated parking

Furnished

Property features

- ✓ Ground Floor Apartment
- ✓ Two Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located on a popular residential development close to Gateshead Stadium Metro Station, this well presented furnished ground floor apartment offers excellent access to both Newcastle and Gateshead, while nearby road links provide convenient commuting throughout the region.

The property benefits from UPVC double glazing, gas central heating via a combi boiler, and an allocated parking space.

The accommodation comprises a secure communal entrance, entrance hallway, spacious lounge with dining area, fitted kitchen, two bedrooms, and a modern bathroom.

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: £820.00

Rent: £795 pcm

Property Type: Apartment

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas

Communal Entrance

Secure entry system

Hallway

Storage cupboard, laminate floor, radiator



Lounge/Dining Room

5.70m x 3.50m (18'8" x 11'5")

(Measurements to Maximum) Two UPVC double glazed windows, two radiators, laminate flooring opening to the kitchen



Kitchen

3.50m x 2.00m (11'5" x 6'6")

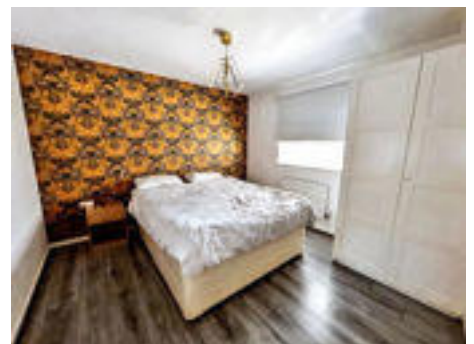
Fitted wall and base units with one and a half bowl sink and drainer, gas hob and built in electric oven automatic washing machine, dishwasher and fridge, UPVC double glazed window, radiator, laminate flooring, combi boiler



Bedroom One

3.30m x 3.20m (10'9" x 10'5")

UPVC double glazed window, radiator, laminate floor



Bathroom

Three piece suite comprising WC, wash basin, panelled bath with mains fed shower and glazed shower screen, radiator, part tiled walls



Bedroom Two

UPVC double glazed window, radiator, laminate floor



External

Allocated parking and communal area to the rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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