



## 2 bed apartment to rent in NE30

Hotspur Street, North Shields, Tyne and Wear, NE30 4EE

# £950 pcm

H x2 D x1 B x1

Allocated parking

Unfurnished

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas

### Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

### GROUND FLOOR APARTMENT

Situated in the heart of Tynemouth Village, this modern ground-floor apartment is available now and benefits from a private courtyard and allocated parking bay.

The property briefly comprises a communal entrance hall with intercom system, a spacious lounge with patio doors opening onto the private courtyard, fitted kitchen, two bedrooms, and a modern bathroom.

Ideally located for the excellent range of shops, cafés, restaurants and amenities within Tynemouth Village, this well-positioned apartment is sure to appeal to a variety of tenants.

Early viewing is highly recommended.

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: £1,096.15

Rent: £950 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas



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

**189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301,  
whitley.bay@pattinson.co.uk, www.pattinson.co.uk**

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