## 2 bed apartment to rent in NE29

George Stephenson Way, Royal Quays,
North Shields, Tyne and Wear, NE29 6XA

# £795 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

## Property features

- Popular Location
- Ground floor
- Garden

## Key Information

- Council Tax: Band A
- 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

Situated in the popular Royal Quays location, this well-positioned two-bedroom ground floor flat offers comfortable living accommodation and the added benefit of both a rear garden and a side garden.

The property is ideally suited to tenants seeking convenient ground floor living in a sought-after location. The outdoor space provides an excellent opportunity to enjoy the gardens and make the most of the property's surroundings.

Key Features:

Two-bedroom ground floor flat

Popular Royal Quays location

Rear and side gardens with shed

Convenient ground floor accommodation

Available immediately

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: £917.31

Rent:  £795 pcm

Property Type: Apartment

Parking: On Street

Heating: Gas

## Lounge

## Kitchen

## Main bedroom

## Bedroom Two

## Bathroom

## Garden

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

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

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