




To rent

2 bed apartment to rent in NE7

Wills Oval, High Heaton, High Heaton,
Newcastle upon Tyne, NE7 7RH

£900 pcm

 x 2  x 2  x 1

Allocated parking

Unfurnished

Property features

- ✓ Two bedrooms
- ✓ Close To Amenities And Transport Links
- ✓ Gas central heating
- ✓ UPVC windows
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Two bedroom first floor apartment located within the iconic and sought after Wills Building which was originally constructed in the 1940's and converted into luxury apartments in 1999.

The property is located on the first floor and accommodation comprises; entrance hallway with large storage cupboard, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, integrated fridge freezer, space for other appliances, stainless steel sink with mixer tap and tiled splashback. Master bedroom with en-suite, additional bedroom and bathroom/WC.

Externally the property benefits from allocated parking space with ample visitor parking.

The property is ideally situated within easy reach to Newcastle City Centre and The Coast, A1 and A19 road links, Tyne Tunnel, Silverlink Shopping Centre and Jesmond Dene. Local amenities within walking distance. The RVI, Freeman Hospital & Newcastle/Northumbria university are all within a close proximity and easily accessible.

Virtual tour link;

<https://tours.pattinson.co.uk/tour/1ga1g33917>

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: £1,038.46

Rent: £900 pcm

Property Type: Apartment

Parking: Allocated

Year built: 1940

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Lounge

4.53m x 3.89m (14'10" x 12'9")

UPVC windows and radiator



Kitchen

3.22m x 2.79m (10'6" x 9'1")

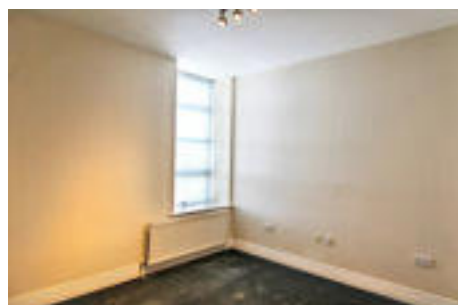
Base and wall units with complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, space for appliances and radiator.



Bedroom One

3.57m x 3.79m (11'8" x 12'5")

UPVC window and radiator.



Bedroom Two

2.41m x 2.75m (7'10" x 9'0")

UPVC double glazed window and radiator.



Bathroom

2.14m x 1.96m (7'0" x 6'5")

Three piece white suite with bath, wash basin, WC and radiator.



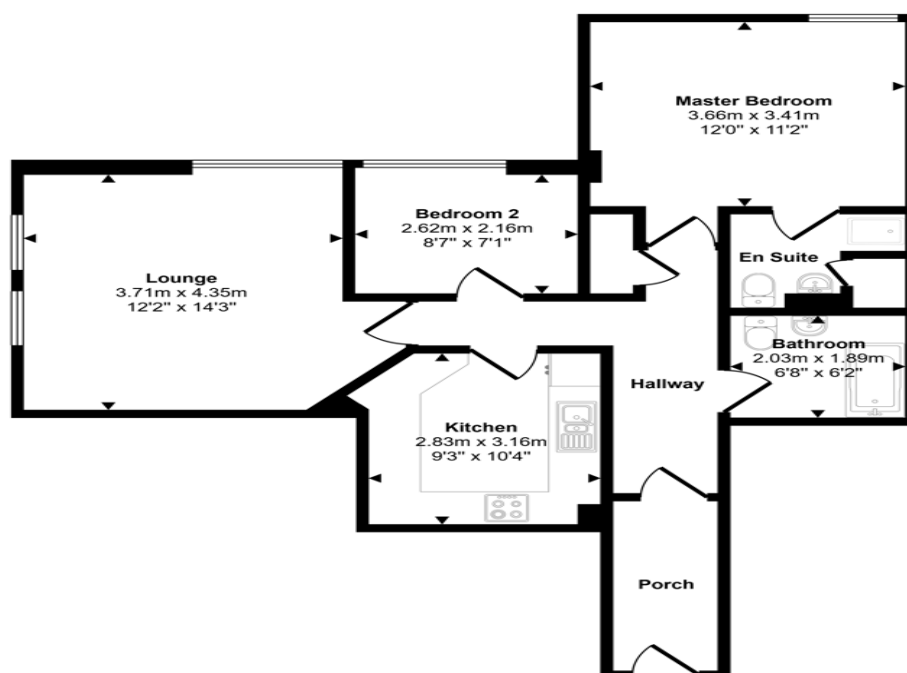
Ensuite

1.74m x 1.40m (5'8" x 4'7")

Walk in shower with wash basin, WC and radiator.



Approx Gross Internal Area
69 sq m / 740 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(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:

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601,
heaton@pattinson.co.uk, www.pattinson.co.uk**

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