

2 bed upper flat to rent in NE12

Chesters Avenue, Newcastle upon Tyne,
Tyne and Wear, NE12 8JP

£800 pcm

x 2 x 1 x 1

Off Street parking

Unfurnished

Property features

- Two-Bedroom Top-Floor Flat
- Modern Fitted Kitchen
- Wood-Effect Herringbone Flooring
- Well-Presented Throughout
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented, two-bedroom top-floor flat on Chesters Avenue, Longbenton, available unfurnished.

With neutral décor and attractive wood-effect herringbone flooring throughout the living areas and bedrooms, the property offers a welcoming home with a modern, coordinated finish.

The accommodation comprises an entrance hallway, a bright living room, a fitted kitchen with light grey units and contrasting work surfaces, two bedrooms, and a bathroom featuring a white suite with shower over the bath and marble-effect wall panels. Parking spaces are available outside the building.

Chesters Avenue is conveniently situated for local shops and everyday amenities. Nearby bus services and the Metro stations at Four Lane Ends and Longbenton provide connections to Newcastle city centre and the wider area, making this a practical location for commuters.

For further information or to arrange a viewing, please contact Pattinson Estate Agents, Forest Hall. 01912150677 - Forest.hall@pattinson.co.uk

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: £923.08

Rent: £800 pcm

Property Type: Upper Flat

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

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: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

2 Bedroom flat, situated on the top floor of a block of flats, with parking spaces available outside the building.



Entrance Hallway

An entrance hallway with neutral décor, wood-effect herringbone flooring and internal doors providing access to the accommodation.



Living Room

4.49m x 3.78m (14'8" x 12'4")

A bright living room with neutral décor and attractive wood-effect herringbone flooring. A window provides natural light, with a radiator positioned beneath.



Kitchen/Dining Room

5.15m x 3.15m (16'10" x 10'4")

Fitted with a range of light grey wall and base units, complemented by contrasting dark work surfaces and splashbacks. Features include a built-in oven, hob and extractor hood and washing machine. Wood-effect herringbone flooring completes the room.



Bathroom

2.26m x 1.49m (7'4" x 4'10")

Fitted with a white suite comprising a panelled bath with shower over and screen, wash basin with vanity storage, and WC. Marble-effect wall panels, contrasting flooring and a frosted window complete the room.



Bedroom 1

3.62m x 3.50m (11'10" x 11'5")

Bedroom featuring neutral décor and wood-effect herringbone flooring, with a window providing natural light and a radiator beneath.

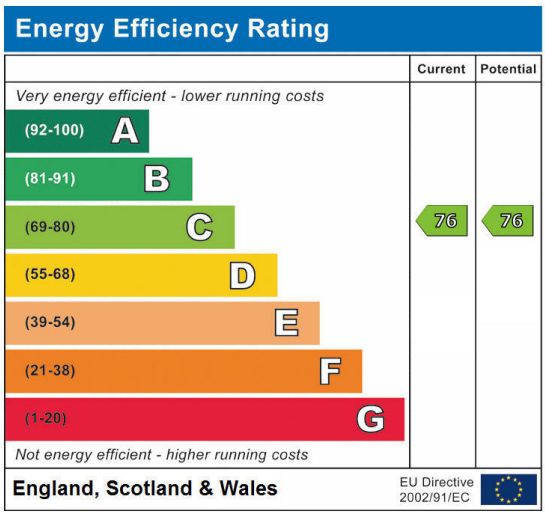


Bedroom 2

3.73m x 2.95m (12'2" x 9'8")

A second bedroom, continuing the same neutral décor and wood-effect herringbone flooring. A versatile space suitable for use as a bedroom, guest room or home office.





Chesters Avenue, Newcastle upon Tyne, Tyne and Wear, NE12 8JP

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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