

2 bed lower flat to rent in NE33

Victoria Road, Laygate, South Shields,
Tyne and Wear, NE33 4QQ

£650 pcm

x 2 x 1 x 1

On Street parking

Part Furnished

Property features

- TWO BEDROOM LOWER FLAT
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- GOOD LOCATION AND AMENITIES
- AVAILABLE NOW..
- EPC Rating C

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

| TWO BEDROOM | LOWER FLAT | GAS CENTRAL HEATING | DOUBLE GLAZED | GREAT LOCATION |

We are delighted to offer TO LET this two bedroom lower flat on the popular Victoria Road, South Shields. Benefiting from gas central heating and double glazing the property is well placed for amenities and transport links.

Comprising briefly :- Secure door to the entrance hallway with door to the apartment. Doors leading to the lounge, kitchen, bedroom one, bedroom two and bathroom.

Externally communal gardens lie to the rear

Available now early viewing is essential...

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: £750.00

Rent: £650 pcm

Property Type: Lower Flat

USPs: Part furnished

Parking: On Street

Heating: Gas

Entrance

Secure door to the entrance hallway with door to the apartment.



Lounge

Double glazed window to the front and central heating radiator.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer taps and splash back. Gas cooker and plumbed for automatic washing machine.



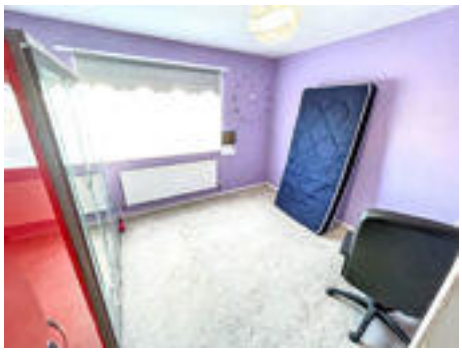
Bedroom One.

Double glazed windows and central heating radiator.



Bedroom Two

Double glazed window and central heating radiator.

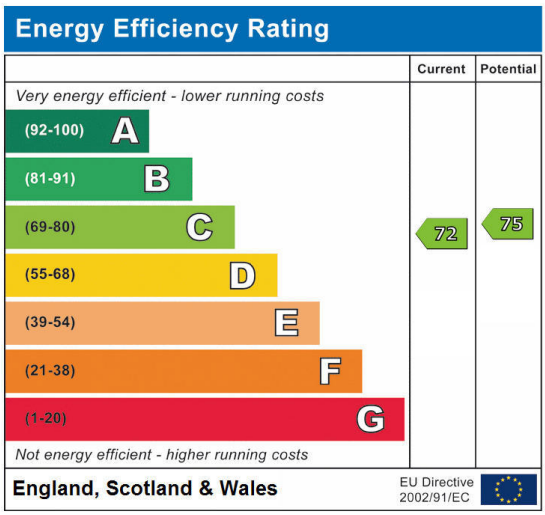


Bathroom

Comprising low level w.c., panelled bath and wash basin. Double glazed window and central heating radiator.







Victoria Road, Laygate, South Shields, Tyne and Wear, NE33 4QQ

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

7 Charlotte Terrace, South Shields, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@pattinson.co.uk, www.pattinson.co.uk

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