



1 bed studio flat to rent in NE3

Killingworth Road, South Gosforth,
Newcastle upon Tyne, Tyne and Wear,
NE3 1TB

£600 pcm

 x1  x1  x1

Unfurnished

Property features

- ✓ Studio Apartment
- ✓ EPC D
- ✓ Council Tax band A
- ✓ Available November
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Gosforth are pleased to welcome to the market this well-located ground floor studio flat in South Gosforth, Newcastle upon Tyne.

This unfurnished studio apartment offers a practical and low-maintenance living space, making it an ideal choice for a single occupant looking for a comfortable and affordable home in a convenient location.

The property comprises a well-proportioned open-plan living and sleeping area, providing a versatile space that can be arranged to suit your individual needs. The kitchen is compact but well equipped, providing all the essentials required for day-to-day living while making good use of the available space. There is also a separate bathroom, adding to the practicality of the accommodation.

The property benefits from gas central heating throughout and, being situated on the ground floor, offers easy access and convenience. The accommodation is offered unfurnished, giving the successful tenant the opportunity to furnish and personalise the space to their own taste.

The location is a particular highlight, situated in the popular South Gosforth area and well placed for access to both Gosforth and Killingworth, as well as Newcastle city center and the surrounding areas. A range of local shops, amenities and everyday conveniences can be found nearby, making this a convenient location for day-to-day living.

There are also good local transport links in the area, providing straightforward access towards Newcastle city center and surrounding towns and communities. The property's position makes it a practical choice for commuters, with public transport options available close by and easy access to the wider road network.

The property is subject to Council Tax Band A and does not benefit from allocated parking or a private garden. However, for those seeking a straightforward, easy-to-maintain home in a well-connected location, this studio offers a practical opportunity in a popular part of Newcastle upon Tyne.

Early viewing is highly recommended to appreciate the accommodation, location and convenience this property has to offer.

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: £650.00

Rent: £600 pcm

Property Type: Studio flat

Parking: None

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(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:

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