

2 bed lower flat to rent in NE4

Barrack Road, Newcastle upon Tyne, Tyne and Wear, NE4 5AY

£900 pcm

x 2 x 1 x 1

Allocated parking

Furnished

Property features

- Available Early December 2026
- Two Bedroom Ground Floor Flat
- Fully Furnished
- Council Tax Band A
- EPC Rating D

Key Information

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

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson are delighted to present this stunning two-bedroom fully furnished lower flat located in the thriving city of Newcastle upon Tyne available from early December 2026. This charming residence is available for rental and boasts a fine blend of modern convenience and comfort.

Spanning a comfortable living space, the interior brims with elegance and stylish decor. It features two spacious bedrooms that are adorned with natural light, creating a serene and cosy atmosphere. The bedrooms offer ample room for relaxation and are enhanced by exceptional storage facilities.

The property hosts one beautifully presented bathroom, fitted with contemporary fixtures and a refreshing, neutral colour scheme. This tranquil sanctuary is perfect for unwinding after a tiring day.

In addition, you will find a chic reception room that sets a welcoming tone for the flat. It boasts enough space to be able to array your favourite furnishings, catering to both entertainment and relaxation needs.

This property is ideally located in the bustling city of Newcastle upon Tyne, with all the conveniences and beneficial services nearby. You'll find yourself a stone's throw from local shops, popular restaurants, entertainment venues, and excellent public transport links.

Perfect for students or professionals seeking a peaceful yet accessible locale, this lower flat offers a dedicated space to enjoy a balanced home life where quality, comfort, and convenience intersect.

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: £1,038.46

Rent: £900 pcm

Property Type: Lower Flat

USPs: Furnished, Allows smokers

Parking: Allocated

Heating: Gas

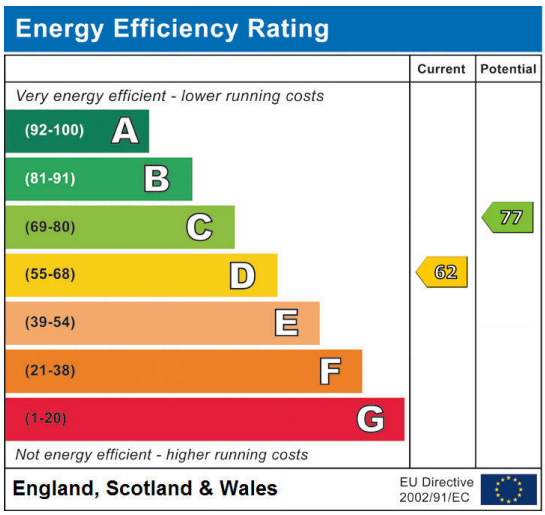
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good





Barrack Road, Newcastle upon Tyne, Tyne and Wear, NE4 5AY

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

158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880, west.road@pattinson.co.uk, www.pattinson.co.uk

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