2 bed lower flat to rent in NE3

Linthorpe Road, Newcastle upon Tyne, Tyne and Wear, NE3 5JU

£835 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Council Tax band A
- EPC D
- Central Location
- Available immediately
- EPC Rating D

Key Information

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

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

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Pattinson Gosforth are pleased to present this characterful 2-bedroom lower flat in the prestigious Halls Estate neighbourhood of Gosforth, Newcastle upon Tyne. Prominently positioned, the flat boasts two spacious bedrooms, offering the perfect haven to retreat at the end of the day. The property also features a comfortable reception room that provides a cosy space to relax and socialise.

This rare to market, corner property boasts front and rear gardens. The property benefits from being categorised under Council Tax Band A, along with an EPC of a band D ensuring a reduced, more affordable rate for tenants.

The property stands distinctly as a lower flat, providing an elevated perspective and augmented privacy. Location-wise, the flat is perfectly situated in close proximity to local amenities, enabling quick and easy access to a wide range of shops, restaurants, and recreational venues. This adds a vibrant community vibe and convenience to your day-to-day living experience.

This well-presented flat benefits from a private garden, offering a rare outdoor space ideal for relaxing, entertaining or enjoying the warmer months. The garden provides a peaceful setting and adds to the overall appeal of the property.

In summary, this lower flat in Gosforth imbues a mix of comfort, charm and convenience. An ideal residential rental, its enticing offerings are sure to match your unique living needs and lifestyle. Make this welcoming abode your home and immerse into the bustling urban life of Newcastle upon Tyne.

CRITERIA ESSENTIAL NO NEGOTIATION

Affordability is calculated as 30x rent (Per Annum) - £25,050

MUST Move in within 4 weeks of acceptance

Applicants must view the property

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: £860.00

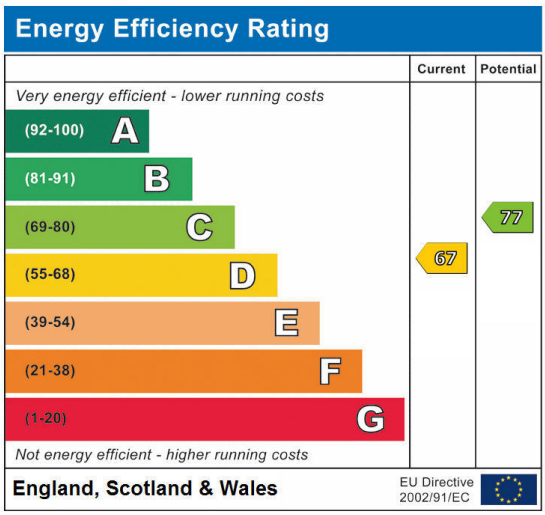
Rent: £835 pcm

Property Type: Lower Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas



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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk

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