

2 bed upper flat to rent in NE3

Embleton Avenue, Newcastle upon Tyne,
Tyne and Wear, NE3 3HA

£750 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Council Tax Band A
- EPC C
- Close To Local Amenities
- Central Location
- EPC Rating C

Key Information

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

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson are pleased to bring to market this charming two bedroom upper flat, ideally located in Fawdon, Newcastle. Located a short walk from local amenities, schools, public transport and the Tyne & Wear Metro system.

Available to move into from mid-December

The property briefly comprises: Two bedrooms, Kitchen, Bathroom and Lounge, with gardens to the rear and on-street parking. White goods included, washing machine, fridge freezer and under bench fridge.

Properties in this area are highly popular, so we recommend early viewing to avoid disappointment.

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: £865.38

Rent: £750 pcm

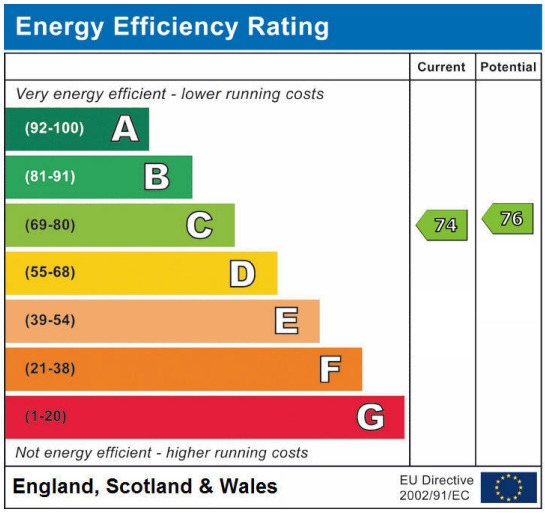
Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas





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

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