

2 bed flat to rent in NE3

Kenton Lane, Newcastle upon Tyne, Tyne and Wear, NE3 3EA

£850 pcm

x 2 x 1 x 1

Allocated parking

Part Furnished

Property features

- Available from 14th December
- Secured Communal Area
- White Goods Supplied
- Allocated Car Parking Space
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- 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

A top floor, part furnished apartment available to rent from 14th December 2026.

The accommodation offers spacious living and briefly comprises; communal entrance via secure door entry intercom system, entrance hall with useful storage cupboards and intercom system, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in hob and oven, white composite sink with mixer tap, space for appliances, UPVC double glazed window and radiator. Two bedrooms and bathroom/W.C.

Benefitting from gas central heating and UPVC double glazing. The property is ideally located next to Kenton High School, good transport links to Newcastle City Centre, links to A1 and A19, local amenities, and local bars and restaurants.

Virtual tour available at link below:

https://tours.pattinson.co.uk/tour/1ga1g361d5

Please contact the Gosforth Branch for further information and viewings.

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: £1,046.15

Rent: £850 pcm

Property Type: Flat

USPs: Part furnished

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Front External

Secure communal entrance with stairs to all floors.



Hallway

1.72m x 3.57m (5'7" x 11'8")

With doors off to the living area, bedrooms bathroom/WC and a large storage cupboards.



Lounge

4.25m x 4.56m (13'11" x 14'11")

Large UPVC double glazed window to the front and radiator.



Kitchen

2.69m x 2.64m (8'9" x 8'7")

With a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, white composite sink with mixer tap, space for appliances, UPVC double glazed window and radiator.



Master Bedroom

3.49m x 2.69m (11'5" x 8'9")

UPVC double glazed window to the rear and radiator.



Bedroom 2

2.91m x 2.35m (9'6" x 7'8")

UPVC double glazed window to the rear and radiator.



Bathroom

3.49m x 2.69m (11'5" x 8'9")

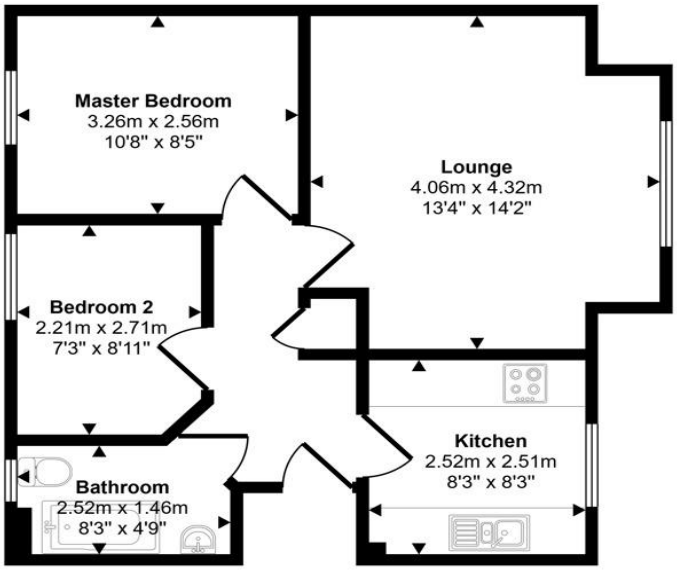
White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



Rear External

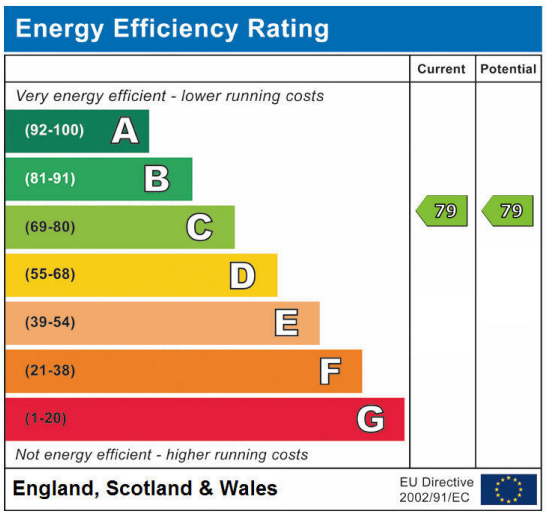


Approx Gross Internal Area
47 sq m / 511 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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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