


## 2 bed upper flat to rent in NE3

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

# £975 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

## Property features

- Council Tax Band A
- Available Now
- Two Bedroom Upper Flat
- Situated in Gosforth
- EPC Rating C

## Key Information

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

## Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

** EXCLUSIVE MOVE-IN OFFER – 2 WEEKS RENT FREE **

Pattinson Gosforth are delighted to welcome to the rental market this charming two-bedroom upper flat, ideally situated in the highly sought-after area of Gosforth. Available immediately, this property offers well-proportioned accommodation and would make an ideal home for couples, small families or professionals.

The accommodation briefly comprises two well-sized bedrooms, providing versatile living space with the option of using the second bedroom as a home office or additional reception space.

Situated in a popular and convenient location, the property is within easy reach of a fantastic range of local amenities, including shops, cafés, restaurants and leisure facilities. Excellent transport links also provide convenient access to Newcastle city centre and surrounding areas.

Further benefits include Council Tax Band A and an EPC rating of C.

Available for immediate occupation, this property offers an excellent opportunity to rent a home in one of Gosforth's most desirable locations. Early viewing is highly recommended to avoid disappointment.

For further information or to arrange your viewing, please contact Pattinson Gosforth on 0191 230 3365.

CRITERIA ESSENTIAL NO NEGOTIATION

Affordability is calculated as 30x rent (Per Annum) - £29,250

Move in within 4 weeks

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: £975.00

Rent:  £975 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

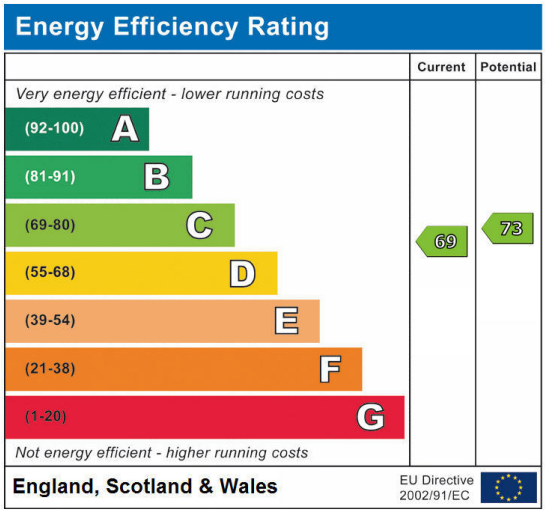
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good






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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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