



## 2 bed apartment to rent in NE1

The Open, Newcastle upon Tyne, Tyne and Wear, NE1 4DB

# £1,050 pcm

🛏 x2 🚿 x1 🚻 x1

Allocated parking

Furnished

## Property features

- ✓ Two Bedroom Apartment
- ✓ City Centre
- ✓ Close to Amenities
- ✓ EPC Rating D
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

NO AGENT FEES. NO DEPOSIT OPTION AVAILABLE! T&C and fees apply. Subject to passing referencing. Visit [www.reposit.co.uk](http://www.reposit.co.uk) or ask us for more information.

A two bedroom apartment in the heart of the city centre, with excellent access to amenities, universities and transport. The accommodation briefly comprises: entrance hall, lounge, kitchen, two bedrooms and bathroom. An internal viewing is recommended. For more information contact the West Road branch on 0191 272 5880.

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: B

Deposit: £975.00

Length of Tenancy: 12 Months

Rent: £1,050 pcm

Property Type: Apartment

USPs: Furnished

Parking: Allocated

Heating: Electric



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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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