



  
**To rent**

### 3 bed upper flat to rent in NE4

Atkinson Road, Newcastle upon Tyne,  
Tyne and Wear, NE4 8XS

# £750 pcm

 x3  x1

On Street parking

Unfurnished

### Property features

- ✓ Upper Flat
- ✓ Sought After Location
- ✓ Recently Updated
- ✓ Viewing Recommended
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\* Upper Flat \*\* Refurbished \*\* Unfurnished \*\*

A three bedroom upper flat located on Atkinson Road, Benwell. The property has been recently updated with a modern fitted kitchen and new bathroom suite. The property is well positioned for access to local amenities and offers good transport facilities. The property briefly comprises: entrance hall with stairs to first floor, lounge, kitchen, three bedrooms and bathroom. For more information contact the 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: A

Deposit: £775.00

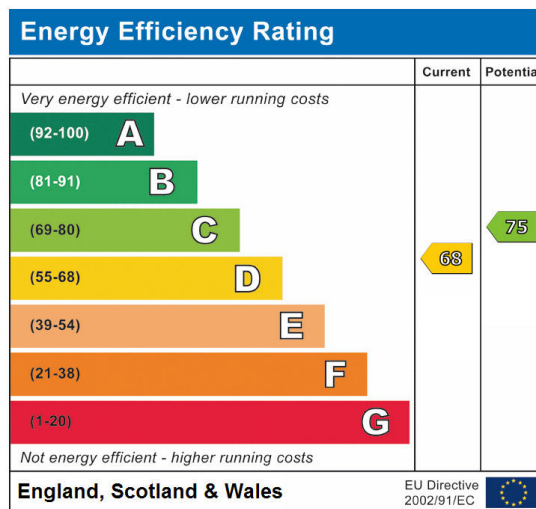
Length of Tenancy: 6 months

Rent: £750 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas



Atkinson Road, Newcastle upon Tyne, Tyne and Wear, NE4 8XS

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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