



2 bed apartment to rent in NE12

Regents Court, West Moor, Newcastle upon Tyne, Tyne and Wear, NE12 7PD

£750 pcm

 x 2  x 1  x 1

Allocated parking

Unfurnished

Property features

- ✓ Ground Floor Apartment
- ✓ Close To Local Amenities
- ✓ Sought After Location
- ✓ Part Furnished
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A delightful ground floor apartment located in Regents Court in this ever sought after part of West Moor. Close to local schooling, it is perfectly placed close to the shops and amenities of West Moor, as well as excellent transport links into the city and beyond, with Palmersville and Four Lane Ends Metro Station's in close proximity. Well presented and ready to move into we would recommend an early inspection.

Please contact the Forest Hall Branch on 0191 2150677 or email forest.hall@pattinson.co.uk 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: £775.00

Rent: £750 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas

Allocated Parking

To the rear of the property there is allocated parking.

Shower Room

Comprising a three piece suite,, step-in shower cubicle, tiling to the walls, pedestal wash basin, low level w/c, UPVC double glazed window to the side elevation.



Bedroom Two

3.05m x 2.23m (10'0" x 7'3")

UPVC double glazed window to the rear elevation, central heating radiator, laminated flooring, built-in cupboard.



Bedroom One

3.12m x 3.07m (10'2" x 10'0")

UPVC double glazed window to the rear elevation, radiator, built-in storage cupboard.



Kitchen Area

A range of fitted wall and floor units with complimenting work surfaces, built-in electric oven and gas hob, chimney style cooker hood, breakfast area, UPVC double glazed window to the side elevation, integrated fridge/freezer.



Open Plan Lounge/Kitchen

6.17m x 4.03m (20'2" x 13'2")

UPVC double glazed window to the front elevation, laminate flooring, radiator.



Hallway

Laminate wood effect flooring, built-in storage cupboards, central heating radiator.

External





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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