



To rent

2 bed apartment to rent in NE29

Stormont Street, North Shields, North Shields, Tyne and Wear, NE29 0EY

£650 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedroom Ground Floor Flat
- ✓ Popular Location
- ✓ Refurbished Throughout
- ✓ Unfurnished
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinsons welcome to the rental market this two bedroom unfurnished ground floor flat situated in North Shields conveniently situated with walking distance to the town centre and transport links. The property has been recently refurbished including new kitchen and bathroom.

Comprising entrance hallway with storage cupboard, lounge with storage cupboard, kitchen with a range of white wall and floor units, part tiled walls, electric oven, bedroom 1 double to the side of the property with new grey carpet and white decor, bedroom 2 double with new grey carpet and white decor, shower room with white suite, rain fall shower panelled walls, wc, wash hand basin. Externally there is a shared rear yard and private paved front garden. END OF AUGUST !!! Call Pattinson to arrange your viewing.

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: £675.00

Length of Tenancy: 12

Rent: £650 pcm

Property Type: Apartment

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Lounge

3.80m x 3.80m (12'5" x 12'5")

White decor, double glazed window, grey carpet, storage cupboard, radiator,.



Kitchen

3.90m x 2.30m (12'9" x 7'6")

Fitted with a range of white gloss wall and floor units, double glazed window, part tiled walls, electric oven, plumbing for washing machine, radiator.



Bedroom 1

3.60m x 3.20m (11'9" x 10'5")

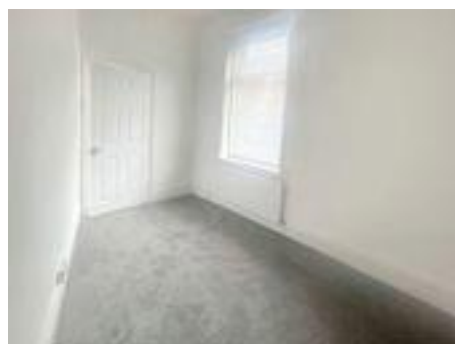
Double to the side of the property with white decor, double glazed window, radiator.



Bedroom 2

3.70m x 2.30m (12'1" x 7'6")

Double to the front of the property with white decor, double glazed window, radiator.



Shower Room

2.081m x 1.223m (6'9" x 4'0")

White suite, shower cubicle with rainfall shower, wash hand basin, wc, heated towel rail, panelled walls, double glazed window.



Front Garden





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stormont Street, North Shields, North Shields, Tyne and Wear, NE29 0EY

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

189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

