



2 bed lower flat to rent in NE16

Park Terrace, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3BU

£750 pcm

 x2  x1  x1

On Street parking

Part Furnished

Property features

- ✓ Two bedroom
- ✓ Ground floor flat
- ✓ Situated in Swalwell
- ✓ Excellent transport links
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to present a ground floor flat with two bedrooms in Swalwell, which has recently undergone full refurbishment. This property is situated close to local amenities and boasts excellent transportation links. The accommodation includes an entrance hallway, a master bedroom, a lounge, a kitchen, a bathroom, and an additional bedroom. There is also a shared rear yard.

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: £865.38

Rent: £750 pcm

Property Type: Lower Flat

USPs: Part furnished

Parking: On Street

Heating: Gas

Entrance hallway

Master bedroom

4.27m x 4.19m (14'0" x 13'8")

Double glazed window to front, double gas central heating radiator.

Lounge

4.04m x 3.91m (13'3" x 12'9")

Double-glazed window to rear, double gas central heating radiator. Feature fireplace.

Kitchen

2.18m x 3.12m (7'1" x 10'2")

Fitted wall and base units, roll top worksurfaces, sink drainer unit. Electric oven with gas hob and extractor over. Fridge / freezer, microwave. Double glazed window to side, single gas central heating radiator.

Bathroom

Walk-in shower room, low-level WC, and pedestal wash hand basin. Double-glazed window to rear, double gas central heating radiator.

Bedroom two

2.62m x 2.26m (8'7" x 7'4")

Double glazed window to rear, double gas central heating radiator.

Shared rear yard



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(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

Park Terrace, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3BU

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

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@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

