2 bed lower flat to rent in NE26

Ilfracombe Gardens, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 3NA

£775 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two Bedroom Ground Floor Flat
- Popular Location
- Walking Distance to the Beach
- 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 are delighted to bring to the rental market this extremely spacious two double bedroom unfurnished ground floor flat situated in this sought after location in Whitley Bay within walking distance to the sea front, Whitley Bay town centre and transport links.

Comprising spacious entrance hallway with storage cupboard, lounge to the front of the property with large double glazed window, storage cupboard, bedroom 1 double to the rear of the property with double glazed window, kitchen fitted with white wall and floor units, integrated oven and hob, double glazed window, door to the rear yard, bathroom with white suite, shower wc, wash hand basin, bedroom 2 double to the rear of the property. Externally there are a large private 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: £820.00

Rent: £775 pcm

Property Type: Lower Flat

Parking: On Street

Heating: Gas

Lounge

3.957m x 3.834m (12'11" x 12'6")

Hallway

Kitchen

2.947m x 2.228m (9'8" x 7'3")

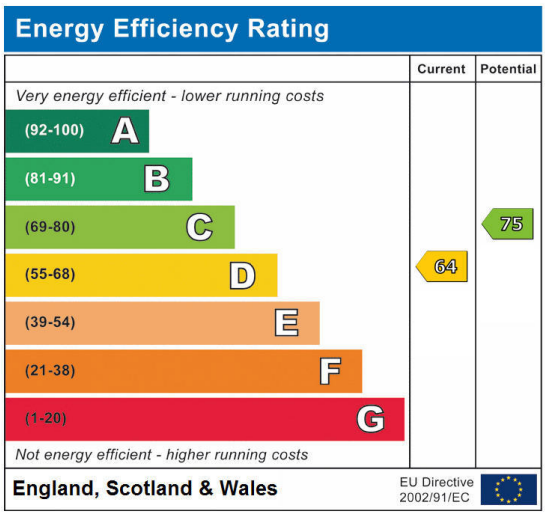
Bedroom 1

3.995m x 3.432m (13'1" x 11'3")

Bedroom 2

3.137m x 3.091m (10'3" x 10'1")

Rear Yard



Ilfracombe Gardens, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 3NA

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

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

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