

1 bed apartment to rent in NE25

Beechwood Court, front street, Whitley Bay, Tyne and Wear, NE25 9JU

£595 pcm

x 1 x 1 x 1

Allocated parking

Unfurnished

Property features

- One Bedroom First Floor Flat
- Unfurnished
- Quiet Residential Area
- Lift Access
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- 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

Pattinson's are delighted to offer for rental this well maintained one bedroom unfurnished first floor flat in the picturesque village of Earsdon. This fantastic development is made up of 12 self contained flats which are designed to provide safe and secure living.

Comprising communal entrance porch, stairs or lift to the floor landing, Entrance, to the hall, lounge, kitchen, double bedroom and shower room. The residents have the use of a communal laundry room and communal garden to the rear which can be used and if required, split into plots for individual maintenance. There is an additional service charge payable of £215 pcm which covers the heating and the maintenance of the communal areas. AVAILABLE NOW.!! Call now to arrange your viewing 0191 2531301 or whitley.bay@pattinson.co.uk

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: £721.15

Rent: £595 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas

Lounge/Kitchen

4.25m x 4.14m (13'11" x 13'6")

Open plan bright kitchen with wall and floor units, table top oven open to the lounge with two double glazed windows and open view, radiator.



Hallway

3.41m x 3.18m (11'2" x 10'5")

Double glazed window, laminate floor, radiator.



Bedroom

3.11m x 3.10m (10'2" x 10'2")

Double bedroom with neutral decor, two double glazed windows, radiator.



Shower Room

2.21m x 1.73m (7'3" x 5'8")

White suite with wash hand basin, wc and shower cubicle, double glazed window.



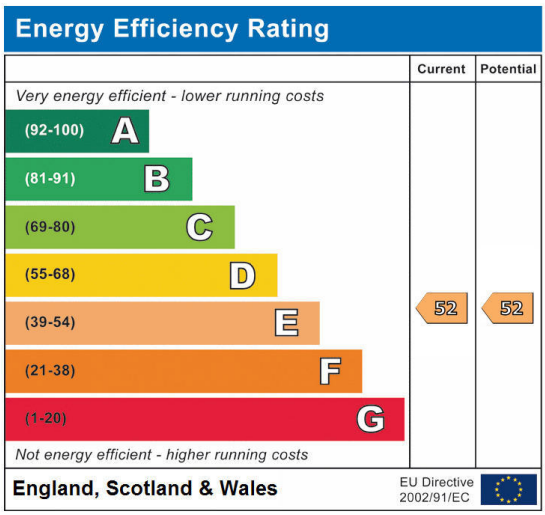
Communal Area



Communal Gardens







Beechwood Court, front street, Whitley Bay, Tyne and Wear, NE25 9JU

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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