

**To rent**

3 bed apartment to rent in NE8

Mill Road, Gateshead, Tyne and Wear, NE8 3QX

£2,500 pcm

 x 3  x 3  x 1

Allocated parking

Furnished

Property features

- ✓ Stunning Penthouse Apartment
- ✓ 3 Spacious Bedrooms
- ✓ Fully Furnished
- ✓ Two Allocated Parking Spaces
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

BEAUTIFUL DUPLEX EXECUTIVE APARTMENT with spectacular views, situated in the ever popular Baltic quays development for sale. This stunning apartment is available fully furnished and ready to move into.

The accommodation briefly comprises:- reception hallway with spiral staircase to upper floor, downstairs cloaks/WC, lounge/dining room with balcony, stylish fitted kitchen, three bedrooms (one with en-suite facilities) and there is a main bathroom/wc.

The property also benefits from two secure parking bays. Viewings are highly recommended.

Give us a call to arrange your viewing on 0191 487 8898

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: G

Deposit: £2,885.00

Rent: £2,500 pcm

Property Type: Apartment

USPs: Furnished, Allows smokers

Parking: Allocated

Heating: Gas

Frontage



Entrance Hallway

Convection heater, shelving, laminated flooring and spiral staircase.



Kitchen

2.89m x 3.26m (9'5" x 10'8")

Double glazed window, stainless steel sink unit and waste disposal. fully intergrated kitchen comprising of washer dryer, dishwasher, electric cooker and hob, stainless steel extractor fan and fridge freezer. Fitted wall and base units, rolltop works surfaces, extractor fan and ceramic floor tiles.



Lounge

6.70m x 8.34m (21'11" x 27'4")

Open plan lounge diner kitchen, double glazed windows, convection heaters, television point, telephone point, laminated flooring, security entry phone, balcony and views.



WC

Low level wc, pedestal wash hand basin, Heated towel rack, extractor fan and tiled splash backs,



Lounge Balcony



Bedroom 1

3.78m x 3.28m (12'4" x 10'9")

Double glazed window, built in wardrobes, electric convection heaters, TV and Telephone point. Patio doors to the Balcony. Door to en-suite.



Bedroom 2

4.94m x 4.58m (16'2" x 15'0")

Double glazed window, electric convection heater, fitted wardrobes, TV and Telephone point.



Bedroom 2 Views



Bedroom 3

3.11m x 4.21m (10'2" x 13'9")

Electric convection heater, Double glazed windows, TV and telephone point.



En Suite

Low level WC, Shower cubicle, Pedestal wash hand basin, Heated towel rack, Ceramic tile flooring.



Family Bathroom

Low level WC, Pannelled bath, Pedestal wash hand basin, Double glazed window, Heated towel rack, Ceramic tile flooring.





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

Mill Road, Gateshead, Tyne and Wear, NE8 3QX

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@pattinson.co.uk, www.pattinson.co.uk**

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**Client Money
Protection**

