



1 bed upper flat to rent in NE12

Lyndhurst Road, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 9NL

£725 pcm

 x1  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Off-road parking available
- ✓ 1 Bedroom Apartment
- ✓ Generous bedroom with built-in wardrobes
- ✓ Convenient location close to local amenities and transport links
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this well-presented one bedroom apartment, ideally located in the popular residential area of Benton.

The property briefly comprises of an entrance hallway, a spacious and bright living area, a fitted kitchen complete with integrated oven, gas hob and overhead extractor fan, one double bedroom with built-in wardrobes providing excellent storage space, and a modern bathroom with a three-piece suite comprising of a walk-in shower.

Externally, the property benefits from resident parking and is situated within a well-maintained development.

Ideally located within close proximity to Forest Hall's shops, supermarkets, cafés and local amenities, the property also offers excellent transport links to Newcastle City Centre and surrounding areas, making it an ideal home for professionals and commuters alike. The area itself offers a peaceful residential setting while remaining conveniently close to everyday amenities.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Please contact the Forest Hall office to arrange a viewing:

☎ 0191 215 0677

✉ Forest.hall@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: £850.00

Length of Tenancy: 6 months

Rent: £725 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: Off Street

Heating: Gas

External

Externally, the property benefits from off-road parking with a number of available spaces for residents.



Living Room

3.74m x 3.00m (12'3" x 9'10")

A spacious and bright living area, offering a comfortable space for both relaxing and entertaining.



Kitchen

2.60m x 1.54m (8'6" x 5'0")

Fitted with a range of wall and base units complemented by work surfaces, incorporating an integrated under-counter fridge, oven, hob, and overhead extractor fan.



Bedroom 1

2.78m x 2.91m (9'1" x 9'6")

A generously sized bedroom featuring built-in wardrobes, creating a bright and airy space with ample storage.



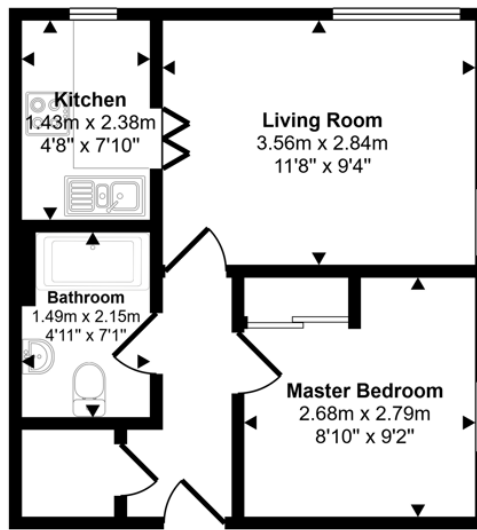
Bathroom

1.53m x 2.13m (5'0" x 6'11")

Comprising a three-piece suite including a low-level WC, wash hand basin, and a bath with shower over.

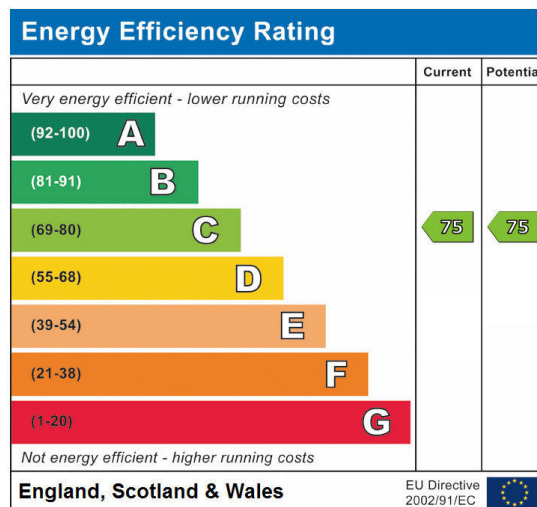


Approx Gross Internal Area
30 sq m / 326 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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