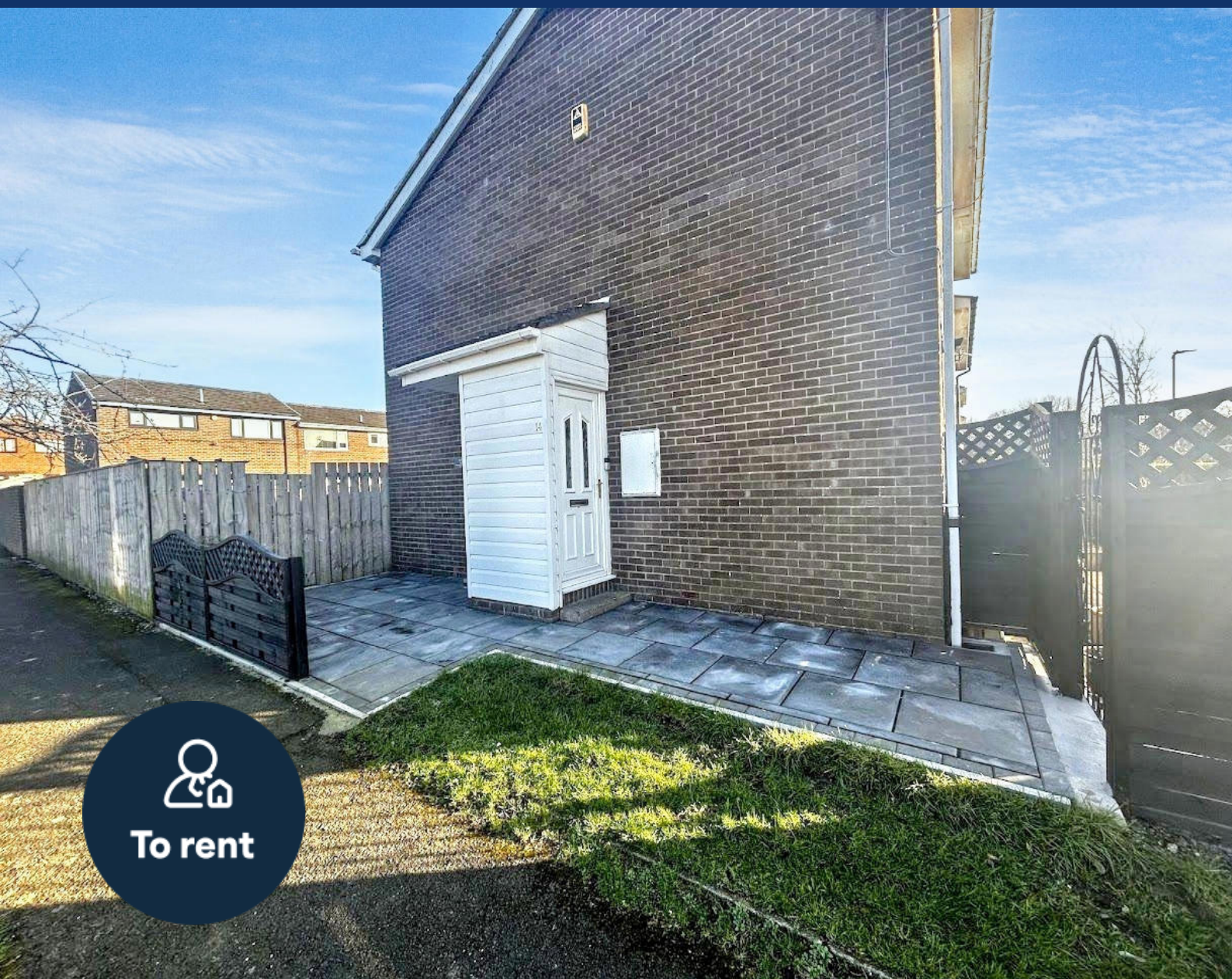




To rent

2 bed upper flat to rent in NE12

Newbury, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6PW

£775 pcm

H x 2 D x 1 B x 1

On Street parking

Unfurnished

Property features

✓ 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 are pleased to welcome to the rental market this well-presented two bedroom upper flat, ideally situated on Newbury, Killingworth. The property is perfectly located close to Killingworth Shopping Centre, local schools and offers excellent transport links to Newcastle City Centre and the coast, making it ideal for professionals, couples or small families.

The accommodation briefly comprises a bright and spacious living room with a large window allowing plenty of natural light to fill the space, creating a warm and welcoming feel. The kitchen is generously sized and fitted with an integrated hob and oven, with the added benefit of a washing machine and fridge freezer included within the tenancy.

Both bedrooms are well proportioned. The principal bedroom is particularly spacious and benefits from a large window and built-in storage cupboard. The second bedroom is also a good size and enjoys excellent natural light. The bathroom is fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.

Externally, the property boasts a large private garden — a fantastic feature for an upper flat — providing excellent outdoor space for relaxing or entertaining.

Decorated throughout in neutral tones, the property offers ready-to-move-into accommodation in a highly convenient location and will be available from mid-April. Please note that all tenants will require a homeowner guarantor for this property, and will be asked to share their credit score.

Early viewing is highly recommended.

To arrange a viewing please contact Forest Hall branch - 01912150677 - 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: £800.00

Rent: £775 pcm

Property Type: Upper Flat

USPs: Allows children

Parking: On Street

Heating: Gas

Living Room

3.29m x 4.47m (10'9" x 14'7")

Bright and spacious reception room with a large window allowing plenty of natural light.



Kitchen

2.59m x 2.34m (8'5" x 7'8")

A modern, well-maintained kitchen fitted with a range of wall and base units offering ample storage. Features include an integrated gas hob with extractor hood over and electric oven, with washing machine and fridge freezer included within the tenancy. Finished with contemporary tiled splashbacks and generous worktop space, along with a large window above the sink providing natural light.



Bathroom

1.97m x 1.65m (6'5" x 5'4")

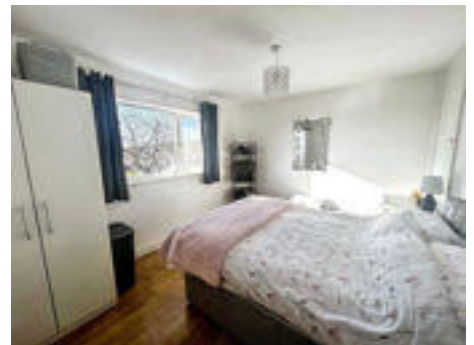
Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and WC. Clean and neutrally presented.



Bedroom 1

3.81m x 3.05m (12'6" x 10'0")

A spacious principal bedroom with large window and built-in storage cupboard. Offers ample room for a double bed and additional furnishings.



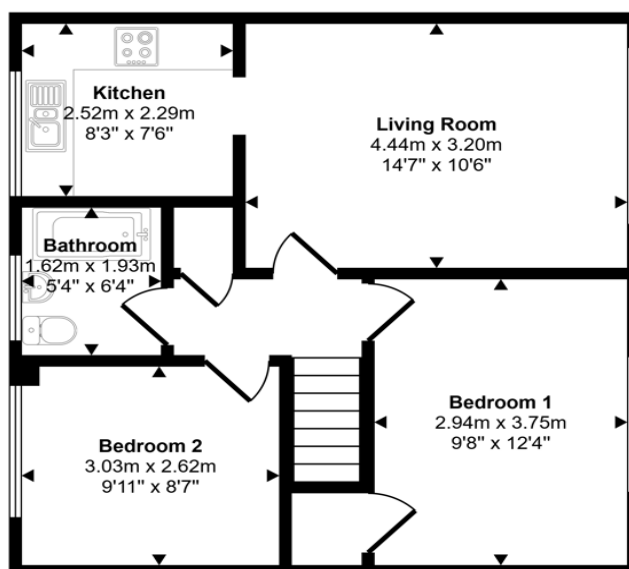
Bedroom 2

3.24m x 2.69m (10'7" x 8'9")

A good-sized second bedroom with large window, suitable as a guest room, home office or additional double bedroom.

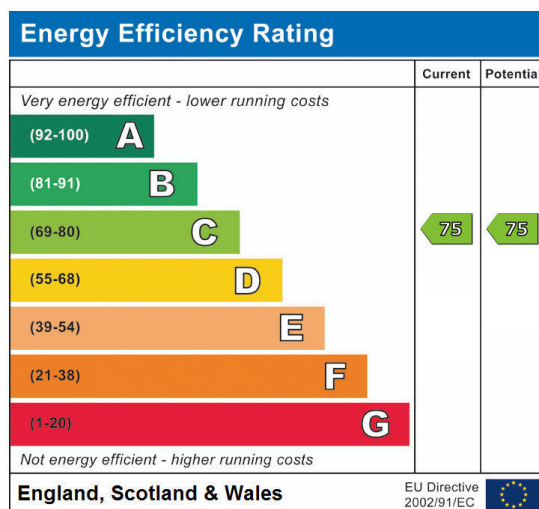


Approx Gross Internal Area
51 sq m / 544 sq ft



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.



Newbury, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6PW

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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