



2 bed apartment to rent in NE12

Garth Thirtythree, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6DF

£750 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ Second Floor Apartment
- ✓ Two Bedrooms
- ✓ UPVC Double Glazed and Electric Heating
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This property is Ideally located 2nd floor apartment which is ideally located for local amenities, Newcastle City Centre and good transport links.

Briefly comprising: secure communal entrance with stairs and lift to all floors, entrance hallway, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, tiled flooring and UPVC double glazed window. Two bedrooms and wet room/WC.

The property benefits from electric heating and UPVC double glazing.

Externally there is well maintained communal gardens.

To arrange a viewing call 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: £775.00

Rent: £750 pcm

Property Type: Apartment

USPs: Allows children, Allows pets

Parking: Off Street

Heating: Electric

Front External



Living Room

5.87m x 3.17m (19'3" x 10'4")



Kitchen

3.82m x 2.03m (12'6" x 6'7")



Bedroom 1

3.59m x 2.86m (11'9" x 9'4")



Bedroom 2

3.02m x 2.25m (9'10" x 7'4")



Bathroom

3.49m x 1.64m (11'5" x 5'4")





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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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