



  
To rent

## 2 bed upper flat to rent in NE12

Cannock, Killingworth, Newcastle upon Tyne, Tyne and Wear, NE12 6QZ




# £775 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

-  Two Bedrooms
-  Popular Location
-  Close To Local Amenities
-  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 welcome to the rental market this newly refurbished, spacious two bedroom upper flat situated in the sought after area of Killingworth.

The accommodation briefly comprises of: Entrance hallway, lounge, kitchen, bathroom and two bedrooms. The property also includes a fridge and washing machine.

The property benefits from gas central heating and double glazed windows.

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: £800.00

Rent: £775 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

## Front External



## Living Room

4.381m x 3.311m (14'4" x 10'10")



## Kitchen

2.693m x 2.399m (8'10" x 7'10")



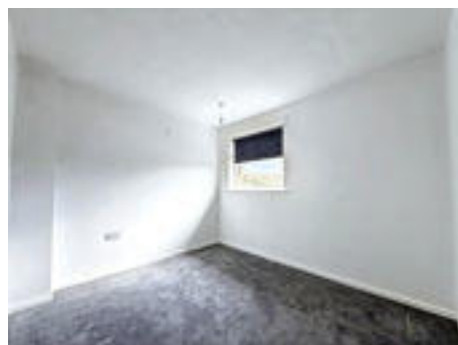
## Bedroom 1

3.796m x 3.04m (12'5" x 9'11")



## Bedroom 2

2.643m x 3.047m (8'8" x 9'11")




## Bathroom

1.666m x 1.927m (5'5" x 6'3")





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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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**RICS**

**Client Money Protection**

