



To rent

2 bed apartment to rent in NE4

Severus Road, fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9HU

£850 pcm

 x 2  x 1  x 1

Allocated parking

Part Furnished

Property features

- ✓ Ground Floor Flat - Two Bedrooms
- ✓ Gas Central Heating
- ✓ Sought After Location
- ✓ Viewing Recommended
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Darren Porter
Senior Valuer
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented two bedroom ground floor flat situated on Severus Road in Fenham, Newcastle upon Tyne, available to rent immediately.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a fitted kitchen diner, two bedrooms and a bathroom. Externally, the property benefits from a private rear garden, offering useful outdoor space, as well as off street parking.

Ideally located close to a range of local amenities, schools and excellent transport links, this property is well suited to couples, small families or professionals seeking convenient access to the city centre and surrounding areas.

Early viewing is recommended.

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: £925.00

Length of Tenancy: 6 months

Rent: £850 pcm

Property Type: Apartment

USPs: Part furnished, Allows children

Parking: Allocated

Heating: Gas

Entrance Hall

Lounge

4.90m x 3.33m (16'0" x 10'11")



Kitchen

4.37m x 3.10m (14'4" x 10'2")



Bedroom One

3.25m x 2.77m (10'7" x 9'1")



Bedroom Two

3.02m x 2.62m (9'10" x 8'7")



Bathroom



External

Garden to rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,
west.road@pattinson.co.uk, www.pattinson.co.uk**

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