



To rent

2 bed ground floor flat to rent in

St. Julien Gardens, Wallsend, Wallsend,
Tyne and Wear, NE28 0DH

£750 pcm

 x 2  x 1  x 1

Driveway parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ Close to local amenities & transport links
- ✓ Double Glazed and Gas Central Heating
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Alia Saidan
Branch Manager
Wallsend

0191 2345681
wallsend@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Wallsend welcome this two bedroom ground floor flat to rent, which is ideally located close to all local amenities and local bus routes.

Newly decorated, the property briefly comprises; entrance hall, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink, tiled splashback, UPVC double glazed door leading to the rear garden and two UPVC double glazed windows. Two bedrooms and shower room/WC.

Externally to the front is set back from the main road and is mainly paved providing off street parking and to the rear is a private garden which has a paved area and fenced boundaries.

The property benefits from driveway, gas central heating and UPVC double glazing.

Please contact the Wallsend Branch on for further information and viewings.

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

Length of Tenancy: 1

Rent: £750 pcm

Property Type: Ground floor flat

USPs: Allows children, Allows pets

Parking: Driveway

Heating: Gas

Front External



Passageway

2.41m x 0.997m (7'10" x 3'3")

Living Room

5.45m x 3.48m (17'10" x 11'5")



Bedroom 1

3.46m x 2.71m (11'4" x 8'10")



Bedroom 2

2.34m x 2.42m (7'8" x 7'11")



Kitchen

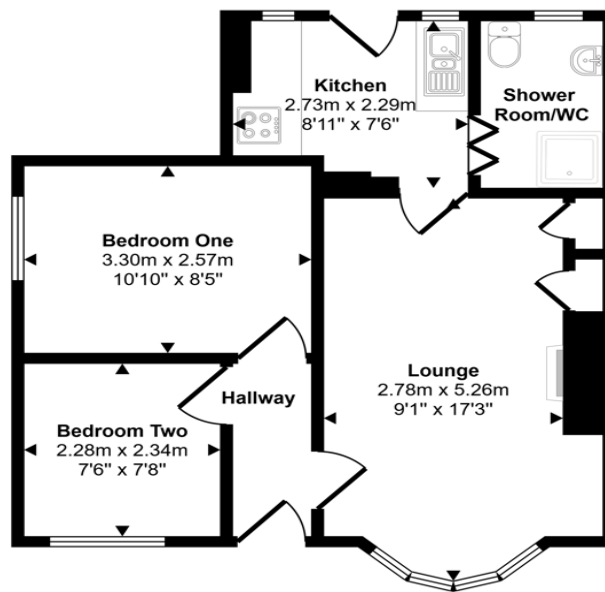
2.23m x 1.47m (7'3" x 4'9")



Rear External



Approx Gross Internal Area
43 sq m / 464 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	72
(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:

157 High Street East, Wallsend, Newcastle Upon Tyne, Tyne & Wear, NE28 7RL, Tel: 0191 2345681, wallsend@pattinson.co.uk, www.pattinson.co.uk

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