




To rent

1 bed upper flat to rent in NE3

Oakfield Terrace, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 4RQ





£875 pcm

 x1  x1  x1

On Street parking

Furnished

Property features

-  On street parking
-  One bedroom
-  Gas and Electric included
-  EPC Rating E

Key Information

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

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome this one bedroom upper flat on Oakfield Terrace to the rental market.

The accommodation briefly comprises: entrance hall, lounge, kitchen, one bedroom and a bathroom. Externally the property also features a rear yard, with on street parking available.

Located on Oakfield Terrace the property is well placed for reach of local amenities including schools, libraries, shops with great transport and road links.

This property does include gas and electric in the monthly price.

Please contact our Gosforth branch now to register any interest: 0191 230 3365 or via email gosforth@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: £900.00

Rent: £875 pcm

Property Type: Upper Flat

USPs: Furnished, Allows pets

Parking: On Street

Heating: Gas

Front External



Living Room

3.834m x 4.626m (12'6" x 15'2")



Kitchen

2.735m x 3.247m (8'11" x 10'7")



Bedroom 1

4.422m x 3.88m (14'6" x 12'8")




Bathroom

2.621m x 3.148m (8'7" x 10'3")





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Oakfield Terrace, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 4RQ

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

