



2 bed lower flat to rent in NE2

Deneside Court, Jesmond, Newcastle upon Tyne, Tyne and Wear, NE2 1JW

£875 pcm

 x 2  x 1  x 1

Allocated parking

Furnished

Property features

- ✓ EPC C
- ✓ Council Tax Band C
- ✓ Central Location
- ✓ Secure Entrance
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson are pleased to present to market this ground floor apartment in the highly-sought after location of Deneside Court, Jesmond Vale.

Accommodation briefly comprises: A welcoming lounge, bathed with natural light, fitted kitchen with a host of wall and base units, fitted bathroom, with bath with shower over and two spacious double bedrooms. Well positioned in a quiet residential area with easy access to Newcastle city centre, universities and local shops & cafes.

The property is available on a furnished basis and is available now.

Externally the property is accessed via secure entrance system, with communal grounds and parking available to all residents.

This property is in a central location, with an abundance of amenities close by, along with ease of access to Newcastle city centre. Contact Pattinson Gosforth today, to arrange a viewing.

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: C

Deposit: £1,009.62

Rent: £875 pcm

Property Type: Lower Flat

USPs: Furnished

Parking: Allocated

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(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:

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

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