



2 bed upper flat to rent in NE5

Angerton Gardens, Newcastle upon Tyne,
Tyne and Wear, NE5 2JB

£895 pcm

 x2  x1  x1

On Street parking

Furnished

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting a charming, upper flat rental property located in the vibrant city of Newcastle upon Tyne. This residential property offers two spacious, well-lit bedrooms, perfect for students or working professionals.

The property manifests one well-appointed reception room. Wake up to bright mornings with sunlight leaking through wide windows, and enjoy cosy evenings in the comfortable space of this welcoming room.

In addition to this, the property includes one immaculate bathroom. The bathroom has been thoughtfully designed with modern facilities, ensuring a comfortable experience.

This upper flat is conveniently situated in Newcastle upon Tyne's sought-after residential region, making it an ideal rental opportunity. You will be within easy distance of all the local amenities, entertainment venues, and public transport links that the city has to offer.

The flat enjoys plenty of natural light throughout and offers a relaxed and comfortable living environment to its tenants. It maintains a balance of contemporary and classic features and is perfect for those looking for a cosy and convenient city living.

To summarise, this rental property in Newcastle upon Tyne offers excellent living space, two bedrooms, one spacious reception room and a well-appointed bathroom. This is an opportunity not to be missed for those seeking a balance of city life and peaceful living.

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: £920.00

Length of Tenancy: 6 months

Rent: £895 pcm

Property Type: Upper Flat

USPs: Furnished, Allows children, Allows pets

Parking: On Street

Heating: Gas



Angerton Gardens, Newcastle upon Tyne, Tyne and Wear, NE5 2JB

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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