



## 2 bed apartment to rent in NE8

Tynemouth Pass, Gateshead, Tyne and Wear, NE8 2GW

# £1,100 pcm

🛏 x2 🚿 x1 🚻 x1

Allocated parking

Furnished

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Electric

## Arrange a viewing

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Branch Manager  
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offering a fantastic opportunity for young families, professionals, and retirees alike, we are delighted to showcase this finely presented unfurnished third-floor apartment. Situated in the sought-after modern development of The Staithes, this property boasts a convenient location that appeals to commuters, as it resides on the pedestrian and cycle route to Gateshead and Newcastle. Moreover, its picturesque setting overlooking the River Tyne

provides a tranquil and secure environment within a well-maintained block, featuring UPVC

double glazing and eco electric central heating.

Featuring secure entry into the development with lift and stair access up to the apartment. Once inside you are greeted with a large hallway giving access to all other rooms in the property. The apartment itself comprises an inviting entrance vestibule leading to a spacious hall, a stylish open plan lounge/kitchen adorned with French doors that open to a delightful sit out balcony for two fitted with artificial grass. Integrated into the kitchen is a

fridge/freezer, oven/hob, washing machine and dishwasher.

Additionally, the property includes a bathroom and two generous double bedrooms with integrated storage space. The master bedroom boasts both a second private balcony and an en-suite with large walk-in shower. An allocated car parking space and an enclosed bicycle storage area are provided. Dedicated visitor parking is also available. Don't miss the opportunity to explore this immaculate property; an internal inspection is highly recommended to truly appreciate its quality.

Call us on 0191 415 9967.

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: B

Deposit: £1,125.00

Length of Tenancy: 6 months

Rent: £1,100 pcm

Property Type: Apartment

USPs: Furnished, Allows children, Allows pets

Parking: Allocated

Heating: Electric

## Bathroom



## Bedroom 1



## Bedroom 2



## Kitchen



## Living Room



## External



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## Bathroom 2





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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,  
low.fell@pattinson.co.uk, www.pattinson.co.uk**

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