



2 bed upper flat to rent in NE8

Eastbourne Avenue, Bensham, Gateshead,
Tyne and Wear, NE8 4NJ

£750 pcm

H x2 D x1 B x1

On Street parking

Unfurnished

Property features

- ✓ Un-furnished Upper Flat
- ✓ Two Bedrooms
- ✓ Lounge/ Diner
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing

Key Information

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

Arrange a viewing

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Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available to rent on an UNFURNISHED basis, this spacious two bedroom upper flat is ideally located for easy access to Low Fell, Newcastle and Gateshead via excellent public transport links, while the A1 is only a short drive away for those commuting further afield. The property benefits from UPVC double glazing, gas central heating and a small rear yard. Saltwell Park is also within easy reach, offering a fantastic outdoor space for leisure and recreation.

The accommodation comprises an entrance lobby with stairs to the first floor, lounge/dining room, kitchen, bathroom, two bedrooms a small yard to the rear

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

Rent: £750 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

Entrance Lobby

UPVC door, stairs to the first floor

Landing

Radiator

Lounge/Dining Room

2.40m x 4.00m (7'10" x 13'1")

Two UPVC double glazed windows, two radiators, laminate flooring



Kitchen

3.00m x 2.30m (9'10" x 7'6")

Fitted in a range of wall and base units gas hob, built in electric oven with extractor over, stainless steel sink and drainer, wall mounted Baxi combi boiler, space for an automatic washing machine, radiator



Rear Lobby

UPVC double glazed window, access to bathroom

Bathroom

2.80m x 2.30m (9'2" x 7'6")

Three piece suite comprising a panelled bath with mains fed shower over and glazed shower screen, pedestal wash basin and WC, tiled walls and floor, UPVC double glazed window



Bedroom One

4.40m x 3.70m (14'5" x 12'1")

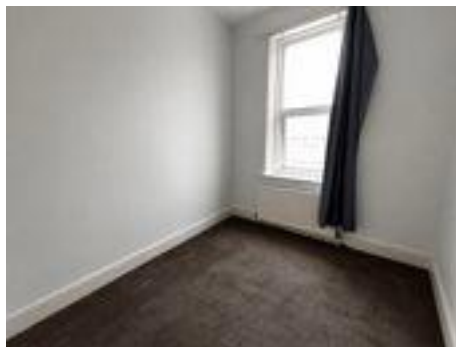
Period fire surround with cast iron fireplace and tiled inlays, two UPVC double glazed windows, radiator

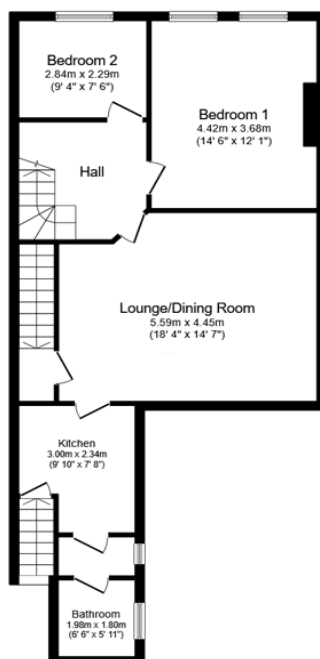


Bedroom Two

2.90m x 2.20m (9'6" x 7'2")

UPVC double glazed window, radiator





Floor Plan

Total floor area: 73.3 sq.m. (789 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Eastbourne Avenue, Bensham, Gateshead, Tyne and Wear, NE8 4NJ

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

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