



## 2 bed lower flat to rent in NE15





St. James Road, Newcastle upon Tyne,  
Tyne and Wear, NE15 6SA

# £750 pcm

 x2  x1  x1

Unfurnished

## Property features

-  Ground Floor Flat
-  Two Bedrooms
-  Sought After Location
-  Close to Amenities

## Key Information

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

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A well-presented and newly refurbished two-bedroom ground floor flat, ideally situated on St. James Road, Newcastle upon Tyne. The property offers spacious and comfortable accommodation with excellent access to local amenities, public transport links, Newcastle city centre, and the Royal Victoria Infirmary.

The accommodation briefly comprises an entrance hall, a bright and spacious lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Having recently been refurbished throughout, the property is finished to a high standard with a fresh and modern feel, making it an ideal home for professionals, couples, or a small family.

Early viewing is highly recommended.

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

Length of Tenancy: 6 months

Rent: £750 pcm

Property Type: Lower Flat

Heating: Gas

## Entrance Hall

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### Lounge

3.60m x 4.30m (11'9" x 14'1")



### Kitchen

1.60m x 3.60m (5'2" x 11'9")



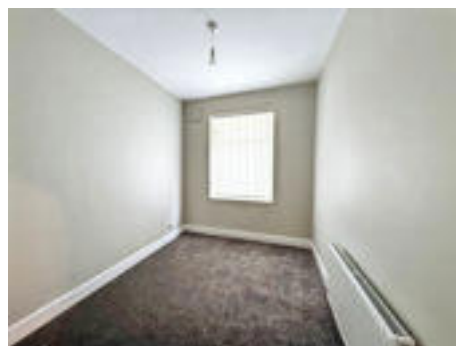
### Bedroom One

4.40m x 4.50m (14'5" x 14'9")

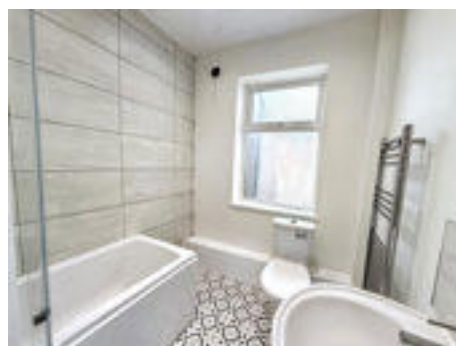


### Bedroom Two

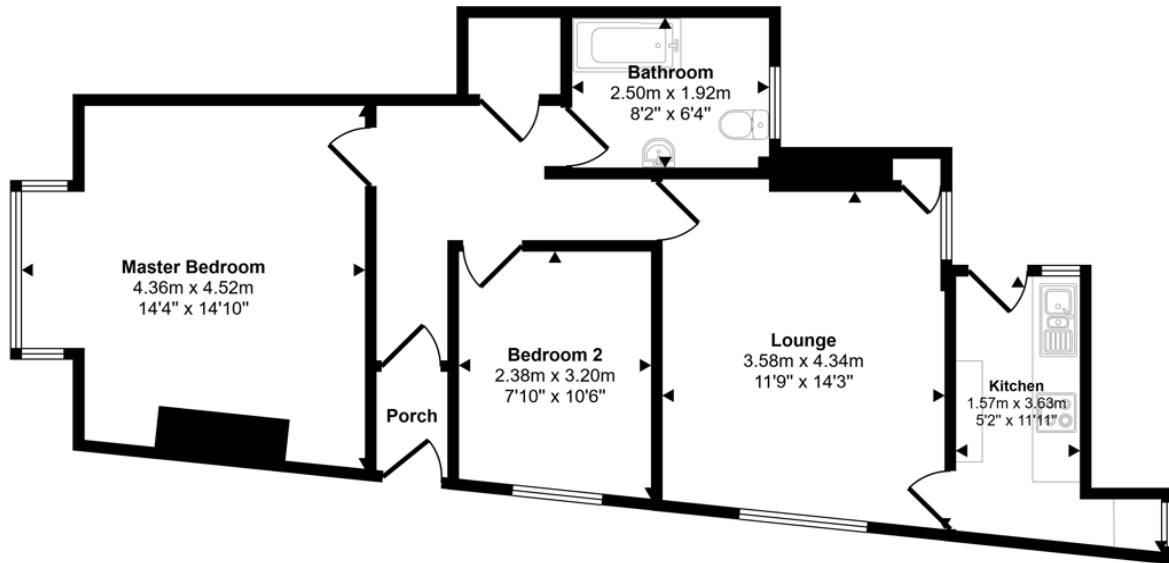
2.40m x 3.20m (7'10" x 10'5")



### Bathroom



Approx Gross Internal Area  
63 sq m / 679 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

St. James Road, Newcastle upon Tyne, Tyne and Wear, NE15 6SA

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

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west.road@pattinson.co.uk, www.pattinson.co.uk**

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