



2 bed upper flat to rent in NE3

Salters Road, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 4HJ

£975 pcm

 x2  x1  x1

On Street parking

Furnished

Property features

- ✓ First Floor
- ✓ Two Bedrooms
- ✓ Highly sought-after location in Gosforth
- ✓ EPC D
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This charming upper flat in the highly coveted area of Salters Road, Gosforth, Newcastle upon Tyne, is now available to rent. Situated on the first floor, this residential property offers a delightful blend of comfort and convenience, ideal for those looking for modern, city living.

Upon entering the property, you're greeted by a welcoming reception area which leads onto the two well-proportioned bedrooms. Each bedroom provides ample space, essential for relaxation and tranquillity. Additionally, the presence of a clean, contemporary bathroom ensures all fundamental amenities are catered for.

The location of this property is undoubtedly one of its most standout features. Gosforth is a highly sought-after area, renowned for its friendly community atmosphere, local amenities, and great transport links to the rest of the city. This makes it hugely appealing for professionals, couples, and small families alike.

Residing in this property provides the opportunity to experience city living, while enjoying the calm and quiet of a residential area. Be sure to seize this opportunity to rent such a fantastic property in a prime location. Early viewing is highly recommended to fully appreciate the potential of this Gosforth gem.

For more information and to arrange a viewing, please get in touch with Pattinson Estate Agents.

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: £1,000.00

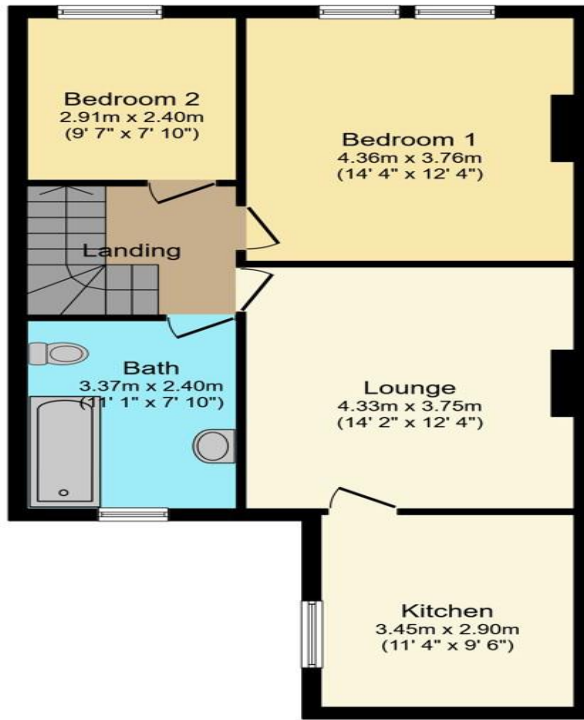
Rent: £975 pcm

Property Type: Upper Flat

USPs: Furnished, Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

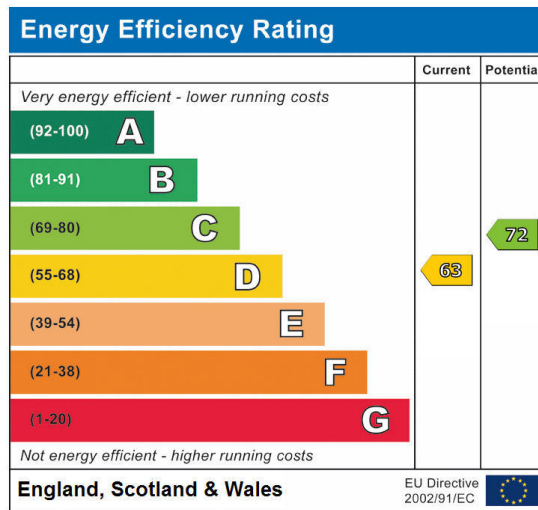


Floor area 65.0 sq. m. (700 sq. ft.) approx

Total floor area 65.0 sq. m. (700 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Salters Road, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 4HJ

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

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gosforth@pattinson.co.uk, www.pattinson.co.uk**

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