



2 bed lower flat to rent in NE9

Beverley Road, Gateshead, Tyne and Wear, NE9 5UH

£895 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Available Now
- ✓ 2 Bedrooms
- ✓ Ground Floor Flat
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available now is this modern two bedroom ground floor flat. Ideally located close to all local amenities, transport links and a short commute to the Queen Elizabeth Hospital.

The property briefly comprises; entrance hall, lounge, modern fitted kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, cast iron feature fireplace, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator. Two bedrooms and four piece bathroom/WC.

Externally to the front is mainly laid to lawn with mature planted areas and walled boundaries. To the rear is mainly paved with walled boundaries.

The property benefits from gas central heating and UPVC double glazing.

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: Lower Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Front External

To the front of the property is mainly laid to lawn with mature planted areas and walled boundaries.



Entrance Hallway

With doors to all rooms

Lounge

4.56m x 3.76m (14'11" x 12'4")

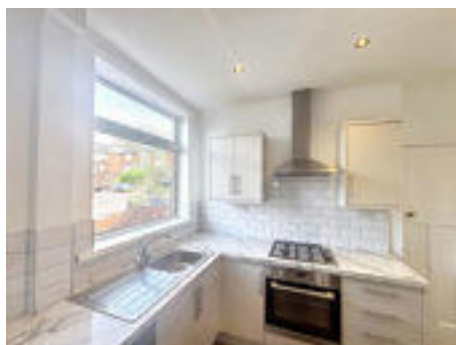
UPVC double glazed walk in bay window to the front, cast iron fire set into feature surround and radiator.



Kitchen

3.50m x 2.58m (11'5" x 8'5")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, cast iron feature fireplace, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator.



Bedroom One

3.99m x 3.19m (13'1" x 10'5")

UPVC double glazed window to the front and radiator.




Bedroom Two

3.75m x 2.41m (12'3" x 7'10")

UPVC double glazed window to the rear, fitted wardrobe, built in storage cupboard and radiator.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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Client Money Protection

