



To rent

3 bed upper flat to rent in NE8

Windsor Avenue, Bensham, Gateshead,
Tyne and Wear, NE8 4NY

£800 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ ZERO DEPOSIT AVAILABLE
- ✓ Three Bedroom Upper Flat
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available with ZERO DEPOSIT,

This well-presented three-bedroom upper flat is ideally situated within easy reach of local amenities and regular bus routes, providing convenient access to Low Fell, Newcastle, Gateshead and the nearby Team Valley.

The property benefits from UPVC double glazing, gas central heating and a private rear yard.

The accommodation comprises an entrance lobby with stairs leading to the first floor landing, three bedrooms, a spacious lounge, fitted kitchen and a bathroom. Externally, there is a private 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: £825.00

Length of Tenancy: 6 months

Rent: £800 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Landing

Radiator



Lobby

UPVC double glazed door, stairs to the first floor landing

Lounge

4.00m x 3.80m (13'1" x 12'5")

UPVC double glazed window, radiator



Kitchen

2.20m x 2.40m (7'2" x 7'10")

Fitted in wall and base units with stainless steel sink and drainer, gas hob, electric oven, space for an automatic washing machine, tiled splashbacks, UPVC double glazed window, combi boiler



Bathroom

1.20m x 1.90m (3'11" x 6'2")

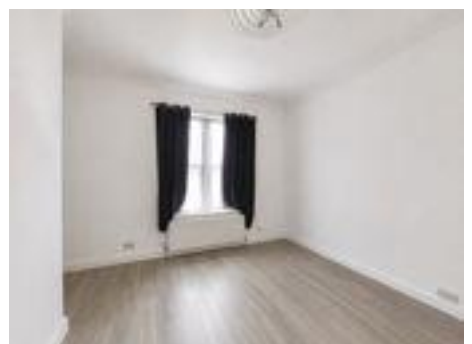
Panelled bath with shower attachment to the tap, WC, wash basin, tiled walls, UPVC double glazed window, chrome heated towel rail



Bedroom One

4.10m x 3.90m (13'5" x 12'9")

Two UPVC double glazed windows, radiator



Bedroom Two

4.60m x 2.50m (15'1" x 8'2")

UPVC double glazed window, radiator




Bedroom Three

2.50m x 2.30m (8'2" x 7'6")

UPVC double glazed window, radiator





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(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 

Windsor Avenue, Bensham, Gateshead, Tyne and Wear, NE8 4NY

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money Protection

