2 bed apartment to rent in NE7

Cloister Garth, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LW

£895 pcm

x 2 x 1 x 1

Allocated parking

Furnished

Property features

- Available 01/09/2026
- Sought After Location
- Council Tax Band C
- Designated Parking
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Electric

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to present this well-appointed two-bedroom apartment, ideally situated in the highly sought-after area of South Gosforth, Newcastle upon Tyne.

Located on the third floor of a well-maintained four-storey building, the apartment benefits from secure lift access to all floors and offers spacious, well-presented accommodation throughout.

The property features a bright and generously proportioned reception room, providing a comfortable space for both relaxing and entertaining. The well-designed layout offers a practical and inviting living environment, complemented by low-maintenance finishes throughout.

The apartment boasts two bedrooms, including a spacious principal bedroom and a well-proportioned second bedroom, both offering plenty of natural light and versatile living space. The contemporary bathroom is finished to a high standard, creating a stylish and comfortable setting and is furnished.

Externally, the property benefits from an allocated parking space within the private car park, along with beautifully maintained communal grounds surrounding the building, providing a pleasant and peaceful setting for residents to enjoy.

Ideally positioned, the apartment is within easy walking distance of a wide range of local amenities, including shops, cafés, and restaurants, while excellent public transport links and nearby road networks provide convenient access to Newcastle city centre and the surrounding areas.

Offering an excellent combination of location, space, parking, and convenience, this property presents a fantastic opportunity for professionals, couples, or small families seeking a quality home in one of Newcastle's most desirable residential areas.

Early viewing is highly recommended.

Contact Pattinson Estate Agents Gosforth today to arrange your viewing.

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: C

Deposit: £920.00

Length of Tenancy: 6 months

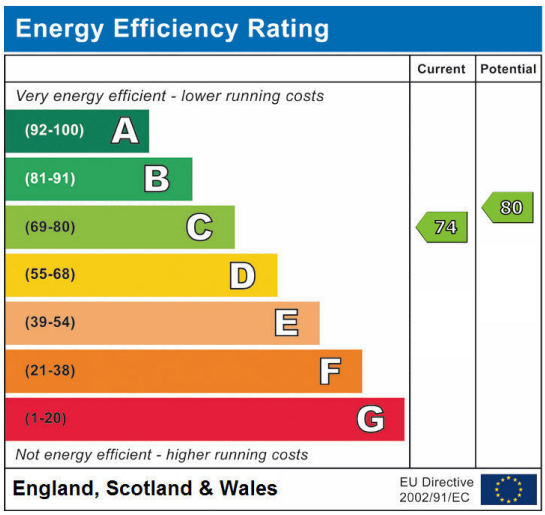
Rent: £895 pcm

Property Type: Apartment

USPs: Furnished

Parking: Allocated

Heating: Electric



Cloister Garth, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LW

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk

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