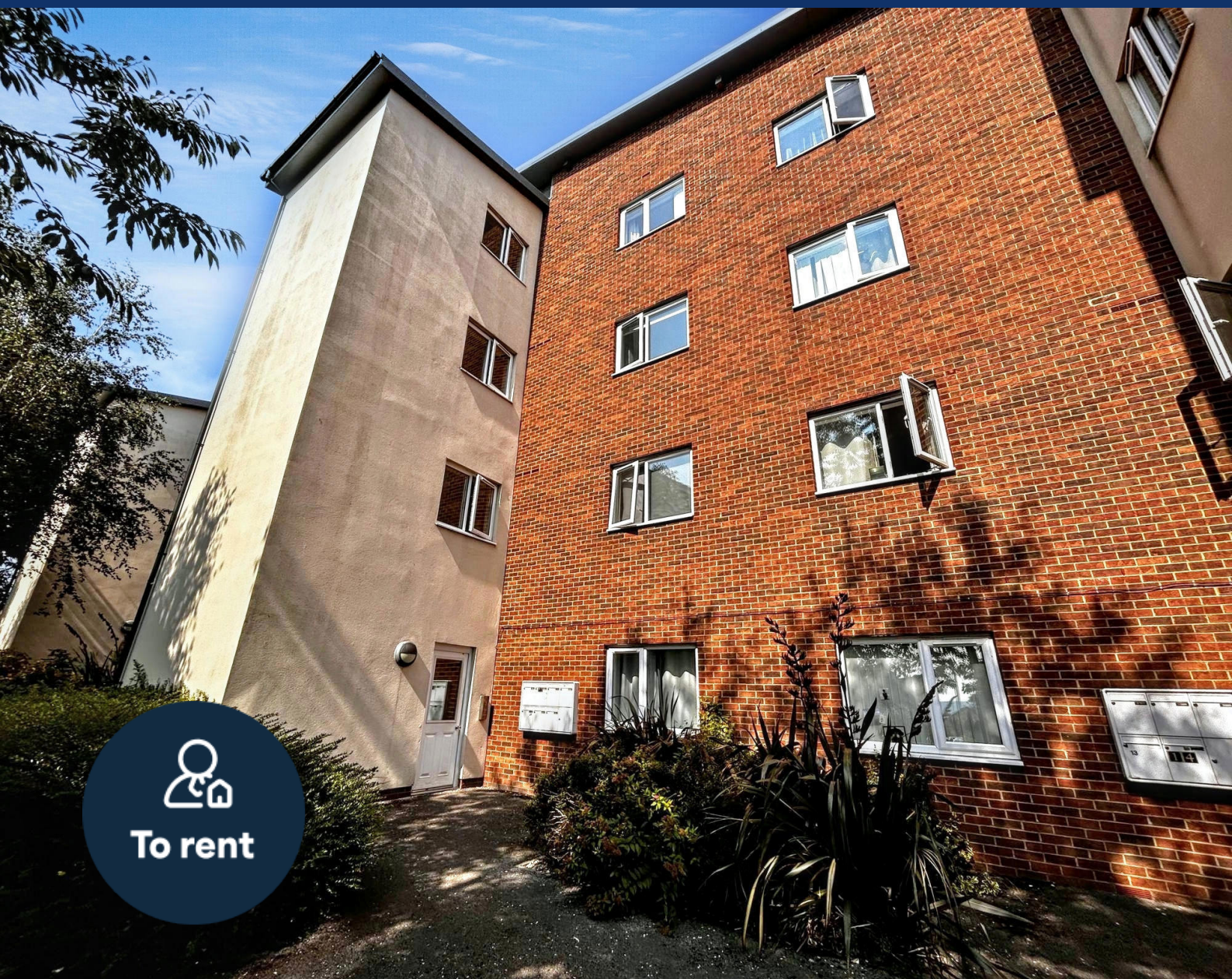


**To rent**

2 bed flat to rent in NE9

Blacklock Close, Gateshead, Tyne and Wear, NE9 6AS

£850 pcm

 x 2  x 2  x 1

Allocated parking

Part Furnished

Property features

- ✓ Part Furnished 2nd Floor
- ✓ Gas Central Heating/UPVC Double Glazing
- ✓ Two Bedrooms/Two Bathrooms
- ✓ Close to the Queen Elizabeth
- ✓ Allocated Parking

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Spacious Two Bedroom Second Floor Apartment

Ideally located close to the Queen Elizabeth Hospital and offering excellent transport links to both Newcastle and Gateshead, this well-presented second floor apartment provides spacious and comfortable accommodation, making it an ideal home for professionals, couples or small families.

The property benefits from UPVC double glazing, gas central heating and an allocated parking space. Access is via a secure communal entrance with an intercom entry system, leading to a private entrance vestibule and hallway.

The accommodation comprises a bright and spacious lounge with an open-plan fitted kitchen, creating an excellent space for both relaxing and entertaining. There are two bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a modern family bathroom.

Conveniently situated close to local amenities, the Queen Elizabeth Hospital, and excellent road and public transport links.

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: £981.00

Rent: £850 pcm

Property Type: Flat

USPs: Part furnished, Allows smokers

Parking: Allocated

Heating: Gas

Communal Entrance

Secure entry system, stairs to the apartment

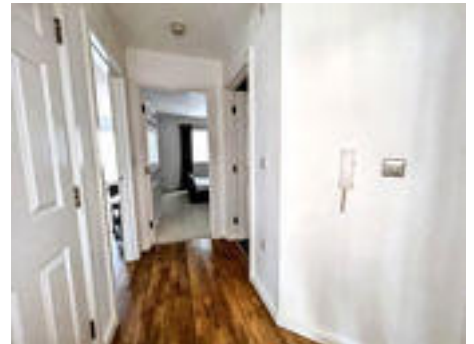
Entrance Vestibule

Leading to the hallway



Hallway

Built in cupboard, laminate flooring, security entrance phone



Lounge/Kitchen

7.10m x 3.60m (23'3" x 11'9")

UPVC double glazed window, electric radiator, laminate flooring. The kitchen area has wall and base units with integrated fridge and freezer, electric hob and oven with extractor over, tiled splashbacks, stainless steel one and a half bowl sink and drainer, space for an automatic washing machine



Bathroom

1.70m x 2.60m (5'6" x 8'6")

Three piece suite comprising a panelled bath, WC, wash basin, heated towel rail, tiled walls



Bedroom One

3.90m x 3.40m (12'9" x 11'1")

Fitted wardrobes, UPVC double glazed window, electric radiator



En Suite

Shower cubicle with mains shower, WC, wash basin, heated towel rail, tiled walls



Bedroom Two

3.00m x 3.60m (9'10" x 11'9")

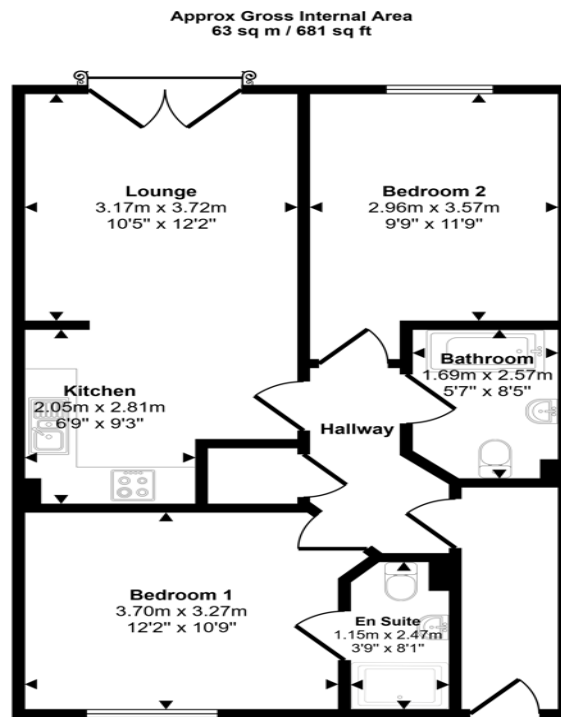
UPVC double glazed window, electric radiator



External

Allocated parking and communal gardens





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.

Blacklock Close, Gateshead, Tyne and Wear, NE9 6AS

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**

