



2 bed penthouse to rent in NE1

Central Lofts, Waterloo Square, Newcastle upon Tyne, Tyne and Wear, NE1 4AL

£2,650 pcm

H x 2 D x 2 B x 1

Part Furnished

Property features

- ✓ Available Now
- ✓ Two Bedroom Penthouse
- ✓ Rooftop Garden
- ✓ Stunning Views
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band E**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the rental market – an impressive two-bedroom penthouse apartment in the heart of Newcastle City Centre.

Located within the ever-popular Central Lofts development, this stylish penthouse offers spacious contemporary living with fantastic panoramic views across the city.

The property briefly comprises an entrance hallway with a convenient WC, a bright and spacious open-plan kitchen/living room featuring floor-to-ceiling double-glazed windows, and two generous double bedrooms, both benefiting from en-suite facilities.

Externally, the property boasts a private roof terrace, providing an excellent space to relax and enjoy impressive views across Newcastle.

The development also benefits from a secure communal entrance and lift access to all floors.

Ideally positioned for city-centre living, the property is surrounded by a fantastic range of shops, restaurants, bars and other amenities. Newcastle Central Station is also within easy reach, providing excellent access to both railway and Metro services.

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: E

Deposit: £3,057.69

Rent: £2,650 pcm

Property Type: Penthouse

USPs: Part furnished

Parking: None

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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