



To rent

2 bed apartment to rent in NE9

Well Lane, Low Fell, Gateshead, Tyne and Wear, NE9 6JW

£995 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

 EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

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Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available to let on an unfurnished basis, this fantastic modern third floor apartment is centrally located just behind Durham Road, where a wide range of shops, bars, restaurants and other local amenities are right on the doorstep. The property also benefits from excellent road and public transport links, with the A1 just a short drive away and regular bus services providing easy access to Gateshead, Newcastle, Durham and Chester le Street.

This stylish apartment offers many attractive features including an open plan lounge and kitchen with a central island, a Juliette balcony with a glazed balustrade, gas central heating, UPVC double glazing and secure allocated parking within a covered car park accessed via electric gates.

The accommodation comprises a communal entrance, stairs leading to the apartment, a hallway, an open plan lounge and kitchen, two bedrooms and a bathroom. Externally there is a secure allocated parking bay.

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: B

Deposit: £1,148.08

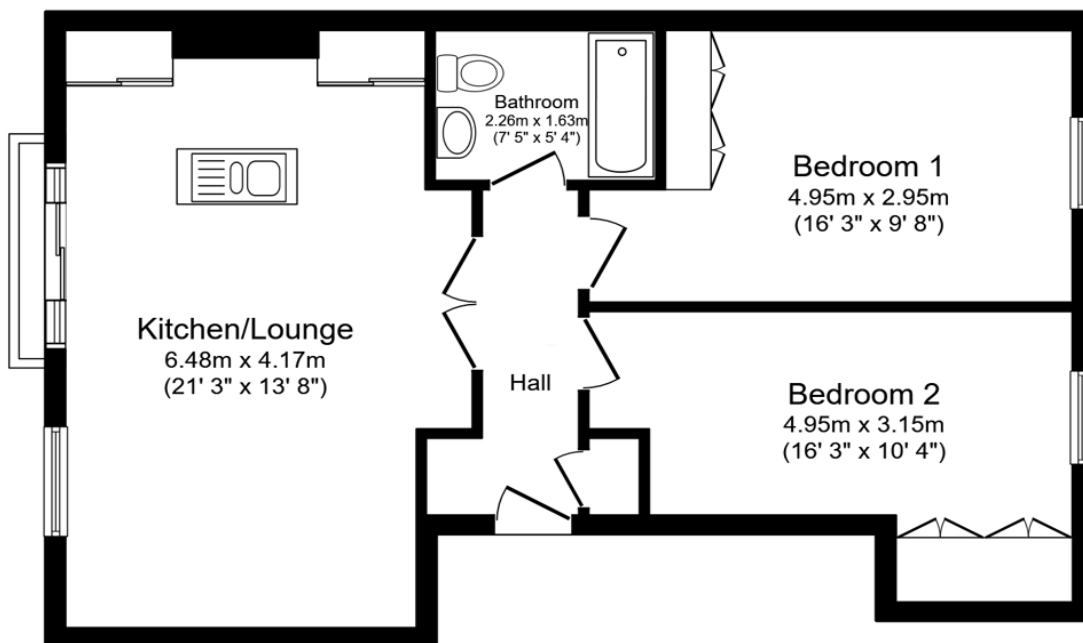
Rent: £995 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

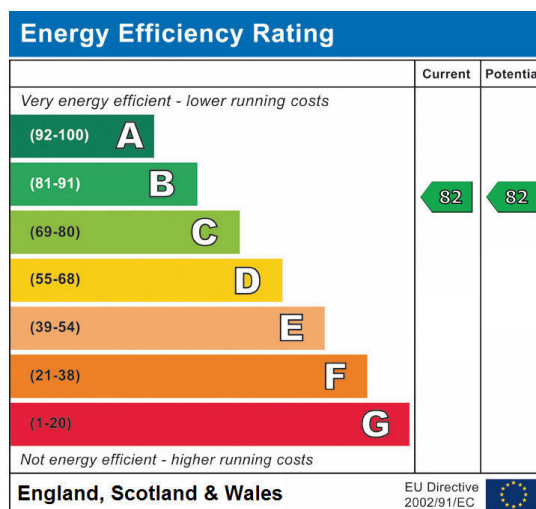
Heating: Gas



Floor Plan

Total floor area: 60.3 sq.m. (649 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

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