

1 bed apartment to rent in NE25

Front Street, Earsdon, Whitley Bay, Tyne and Wear, NE25 9JU

£595 pcm

x 1 x 1 x 1

Off Street parking

Unfurnished

Property features

- Popular Location
- Ground floor
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson's are delighted to offer for rent this one bedroom unfurnished ground floor flat situated in the picturesque village of Earsdon this fantastic development is made up of 12 self contained flats which are designed to provide safe and secure living.

Comprising entrance hall, lounge, kitchen fitted with wall and floor units, double bedroom, shower room with double walk in shower, wash hand basin and wc, residents have the use of a communal laundry room and communal garden to the rear which can be used and if required, split into plots for individual maintenance. There is an additional service charge payable of £200pcm which covers the heating and the maintenance of the communal areas

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: £721.15

Rent: £595 pcm

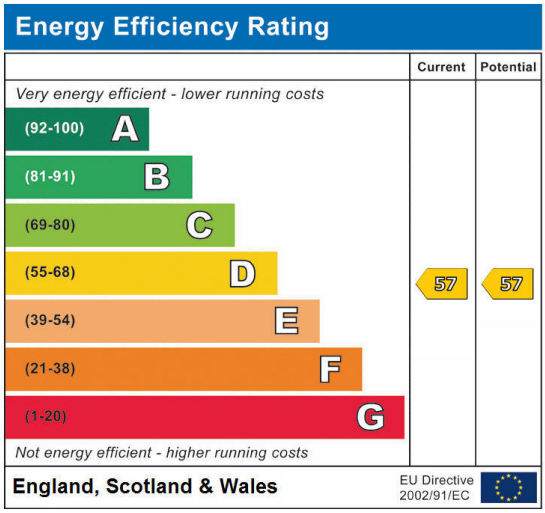
Property Type: Apartment

USPs: Allows smokers, Retirement property

Parking: Off Street

Heating: Gas





Front Street, Earsdon, Whitley Bay, Tyne and Wear, NE25 9JU

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

189A Park View, Whitley Bay, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@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 firms employment has the authority to make or give any representation or warranty in respect of the property.