



2 bed lower flat to rent in NE8

Claremont North Avenue, Gateshead,
Tyne and Wear, NE8 1RH

£700 pcm

 x2  x1  x1

On Street parking

Part Furnished

Property features

- ✓ 2 Bedrooms
- ✓ Lower Flat
- ✓ Convenient Location
- ✓ Rear Yard
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located just off the bustling Coatsworth Road, where a wide range of specialist shops, amenities and local places can be found. Nestled on a pedestrianised street, this two bedroom ground floor flat is ideally positioned for convenient access to both Gateshead and Newcastle, with excellent public transport links within walking distance.

Features include UPVC double glazing and gas central heating. The accommodation comprises an entrance hall with useful storage, two bedrooms, a bathroom and a kitchen.

Presented part-furnished, this lower flat is available to move into from 1st October 2026.

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: £808.00

Rent: £700 pcm

Property Type: Lower Flat

USPs: Part furnished

Parking: On Street

Entrance Hall

Under stairs cupboard

Lounge

Feature fire surround, radiator, UPVC double glazed window



Kitchen

Fitted in white wall and base units with stainless steel sink and drainer, gas hob with extractor over, electric oven, cupboard housing the combi boiler, radiator UPVC double glazed window



Bedroom One

UPVC double glazed window, radiator



Bathroom

Three piece suite comprising a shower cubicle with mains fed shower, wash basin, WC, tiled walls, radiator



Bedroom Two

UPVC double glazed window, radiator



External

Yard to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	77
(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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