



To rent

2 bed apartment to rent in NE8

Worsdell Drive, Gateshead, Tyne and Wear, NE8 2FA

£1,200 pcm

H x 2 D x 2 B x 1

Allocated parking

Furnished

Property features

- ✓ Two bedroom
- ✓ Apartment
- ✓ Worsdell drive
- ✓ Balcony

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are thrilled to present this spacious ground-floor apartment, ideally located on Ally Yards, just a stone's throw away from local amenities and outstanding transport links.

The accommodation includes an inviting entrance hall that leads into a bright and airy open-plan lounge and kitchen, perfect for both relaxation and entertaining, with convenient access to a charming balcony. The apartment features a comfortable master bedroom complete with a private ensuite bathroom, providing a peaceful retreat, as well as a second bedroom that can be utilised as a guest room, home office, or another cosy living space. This property is a wonderful opportunity for those seeking both comfort and convenience in a vibrant community setting.

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: £1,250.00

Rent: £1,200 pcm

Property Type: Apartment

USPs: Furnished

Parking: Allocated

Heating: Gas

Lounge



Kitchen area



Master bedroom



En-suite



Bedroom two



Bathroom



Balcony





Worsdell Drive, Gateshead, Tyne and Wear, NE8 2FA

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

**4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116,
whickham@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**

