

**To rent**

## 2 bed apartment to rent in NE5

Whitbeck Court, Newcastle upon Tyne,  
Tyne and Wear, NE5 2XF

# £700 pcm

🛏 x 2 🚿 x 1 🚻 x 1

Allocated parking

Unfurnished

## Property features

- ✓ Two Bedroom Apartment
- ✓ Well Presented and Modern Throughout
- ✓ Sought After Location
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating B

## Key Information

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

## Arrange a viewing

Darren Porter  
Senior Valuer  
West Road

0191 2725880  
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available from 21st October 2026 is this two bedroom apartment situated with the sought after Whitbeck Court development, Slatyford. The property offers spacious accommodation throughout, with a well proportioned fitted kitchen and recently updated bathroom. The accommodation briefly comprises: entrance hallway, lounge, kitchen, two bedrooms and shower room.

Early viewings are essential not to miss out.

For more information or to book your viewing contact the West Road branch.

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: £807.69

Rent: £700 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Front External



## Entrance Hall

With two storage cupboards.

## Lounge

*5.25m x 3.37m (17'2" x 11'0")*

Double glazed window to front, radiator.



## Kitchen

*4.19m x 2.10m (13'8" x 6'10")*

Fitted floor and wall units with roll top work surface, sink and drainer, plumbed for washing machine, electric oven and gas hob. Double glaze window.



## Bedroom One

*3.40m x 3.00m (11'1" x 9'10")*

Double glazed window to rear, radiator.



## Bedroom Two

*3.90m x 2.19m (12'9" x 7'2")*

Double glazed window to rear, radiator.



## Shower Room/WC

White three piece shower room comprising; walk in shower, hand wash basin, low level WC and heated towel rail.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Whitbeck Court, Newcastle upon Tyne, Tyne and Wear, NE5 2XF

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,  
west.road@pattinson.co.uk, www.pattinson.co.uk**

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Client Money  
Protection

