



2 bed apartment to rent in NE17

Peartree Court, Blackhall Mill, Newcastle upon Tyne, Tyne and Wear, NE17 7LH

£600 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Two bedroom ground floor
- ✓ Seperate kitchen and bathroom
- ✓ Electric heating and double glazing
- ✓ Private Front garden
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this two bedroom ground floor apartment with a private front garden in Blackhall Mill, Newcastle upon Tyne. Available from the 17th September, this unfurnished property offers a practical layout with separate kitchen and bathroom, electric heating, and double glazing throughout.

The entrance hall features a double glazed entrance door, storage heater, and laminate flooring. The lounge enjoys a front aspect with a double glazed window and storage heater, while both bedrooms are equipped with double glazing and storage heaters, offering comfortable living spaces. The kitchen is fitted with wall and base units, counter work tops, a single drainer sink unit, built-in electric oven, hob, extractor hood, integral fridge and freezer, and space for a washing machine, complemented by partly tiled walls and a double glazed rear aspect window.

The bathroom includes a white three piece suite with panelled bath and shower over, pedestal wash hand basin, low level w.c., partly tiled walls, extractor fan, and a double glazed rear aspect window. Outside, the property features a front private garden that is mainly gravelled, with flower and shrub borders, a garden shed, and fenced boundaries. On street parking is available, and the property is in council tax band A.

Located close to some local shops, cafe, schools, park and river with fabulous walks. There are excellent bus and road links into Newcastle Upon Tyne.

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: £750.00

Rent: £600 pcm

Property Type: Apartment

USPs: Garden, Allows smokers

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Night Storage

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance Hall

Double glazed entrance door, storage heater, laminate flooring.

Bedroom Two

Double glazed rear aspect window, storage heater.



Bathroom

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c. partly tiled walls, extractor fan, double glazed rear aspect window.



Kitchen

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven, hob and extractor hood, integral fridge and freezer space for a washing machine, partly tiled walls, double glazed rear aspect window. storage heater.



Lounge

Double glazed front aspect window, storage heater.



Bedroom One

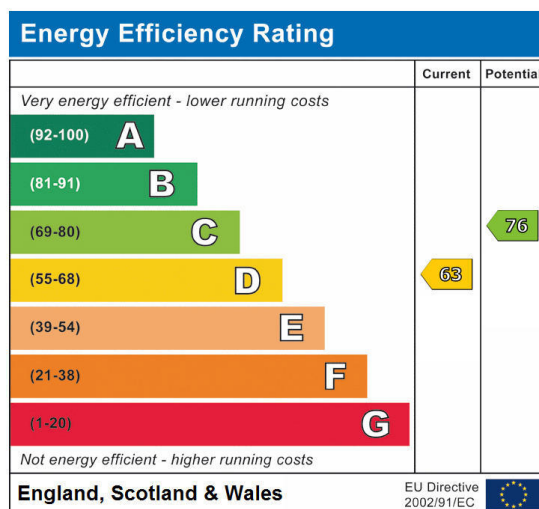
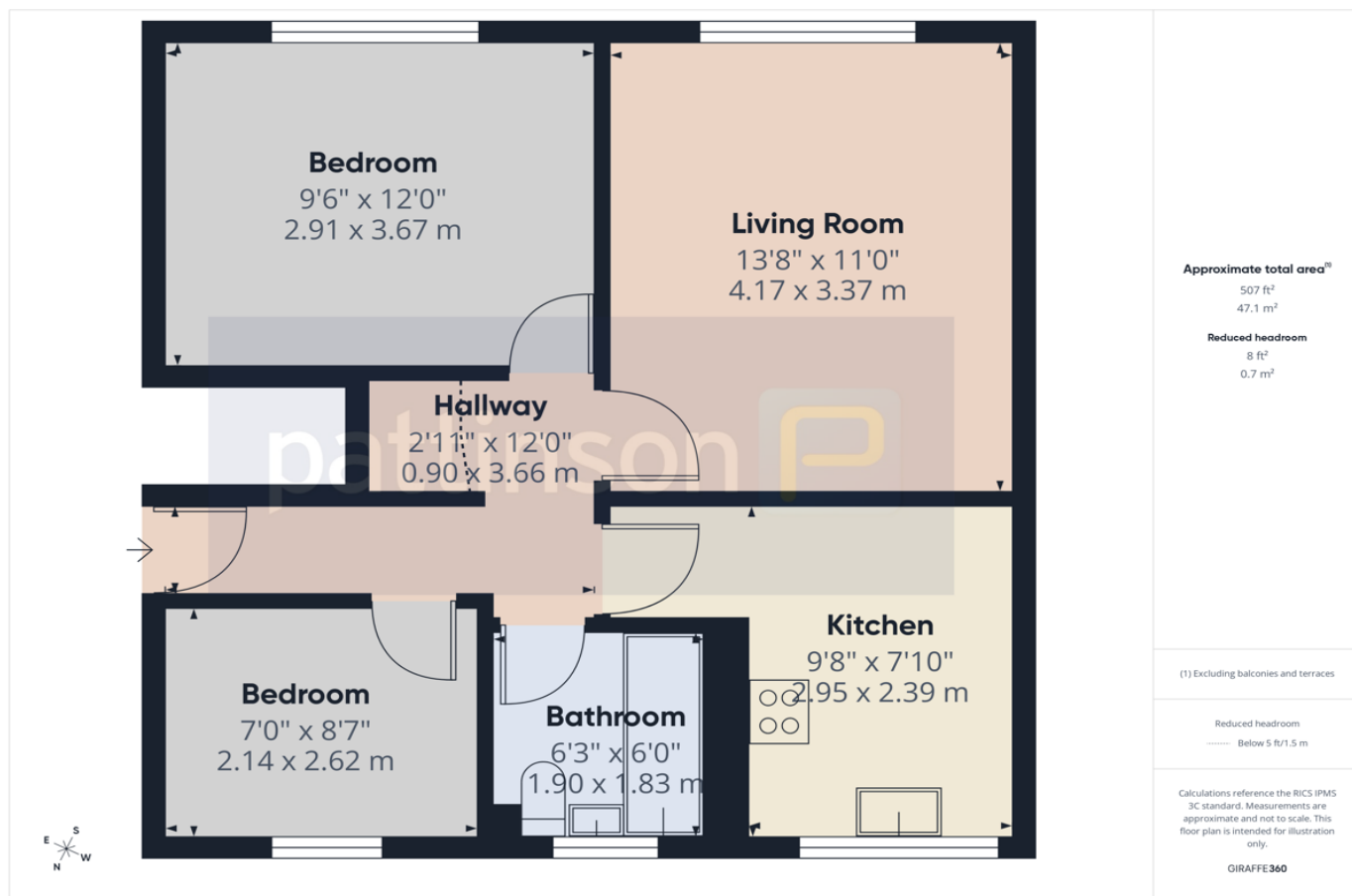
Double glazed front aspect window. storage heater.



Garden

Front private garden, mainly gravelled, flower and shrub borders, garden shed, fenced boundaries.





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

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