




To rent

2 bed upper flat to rent in NE17

Derwent Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7HZ

£690 pcm

 x2  x1  x1

On Street parking

Furnished

Property features

- ✓ Two bedroom
- ✓ First floor flat
- ✓ Situated in Chopwell
- ✓ Shared rear yard
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 pleased to present this charming two-bedroom first-floor flat located in the sought-after area of Chopwell. This inviting property is conveniently close to local amenities and boasts excellent transport links, making it an ideal choice for both relaxation and accessibility.

The accommodation features a welcoming entrance landing that leads into a spacious lounge, perfect for unwinding or entertaining guests. The well-appointed kitchen offers ample space for meal preparation and dining, catering to all your culinary needs.

The master bedroom provides a comfortable retreat, while the second bedroom is versatile and can be used as a guest room, home office, or children's room. A modern shower room completes the interior, offering convenience and style.

Step outside to enjoy a delightful shared rear yard that basks in sunlight, providing an outdoor space for leisure and socialising. This flat truly combines comfort and practicality, making it an excellent choice for your next home.

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: £715.00

Rent: £690 pcm

Property Type: Upper Flat

USPs: Furnished

Parking: On Street

Heating: Gas

Front view



Landing

Lounge



Kitchen



Shower room



Master bedroom



Bedroom two



Shared rear yard





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(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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Client Money Protection

