



3 bed apartment to rent in NE8

Symphony Court, Durham Road,
Gateshead, Tyne and Wear, NE8 4BG

£950 pcm

 x3  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ PENTHOUSE APARTMENT
- ✓ THREE LARGE DOUBLE
- ✓ SPACIOUS OPEN PLAN LOUNGE, KITCHEN/DINER
- ✓ PRIVATE BALCONY
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Three Bedroom Penthouse Apartment located on Symphony Court, Durham Road, Low Fell, Gateshead.

Recently refurbished throughout, this spacious second floor apartment is ideally located for a range a of local amenities including shops, bars & restaurants with excellent road links giving easy access to Newcastle City Centre, Gateshead, Team Valley Trading Estate, the A1 and the A19.

Briefly comprises; communal hall & stairwell leading to apartment entrance, bedroom one, open plan lounge/kitchen/diner, bedroom two, bedroom three & bathroom. Externally is a private car park with allocated parking bay.

Call Pattinson Low Fell on 0191 4878898 or email low.fell@pattinson.co.uk

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: B

Deposit: £1,096.15

Rent: £950 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas

External

Private car park with allocated parking bay, secure entry system leading to communal hall, stairwell to apartment;



Entrance/Hallway

5.59m x 1.06m (18'4" x 3'5")

Built in storage, gas central heating radiator, loft access;



Open Plan Lounge/Kitchen/Diner

6.34m x 5.29m (20'9" x 17'4")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, electric hob with extractor over, electric oven, space for fridge freezer, plumbing for washing machine, space for tumble dryer, combi boiler, tiled splashbacks, double glazed window to side aspect, French doors leading to balcony, gas central heating radiator;



Open Plan Lounge/Kitchen/Diner (Additional)



Bedroom One

4.40m x 4.05m (14'5" x 13'3")

Double glazed window to front aspect, gas central heating radiator;



Bedroom Two

4.43m x 4.02m (14'6" x 13'2")

Double glazed window to side and rear aspect, gas central heating radiator;



Bedroom Three

3.55m x 3.66m (11'7" x 12'0")

Double glazed window to rear aspect, gas central heating radiator;

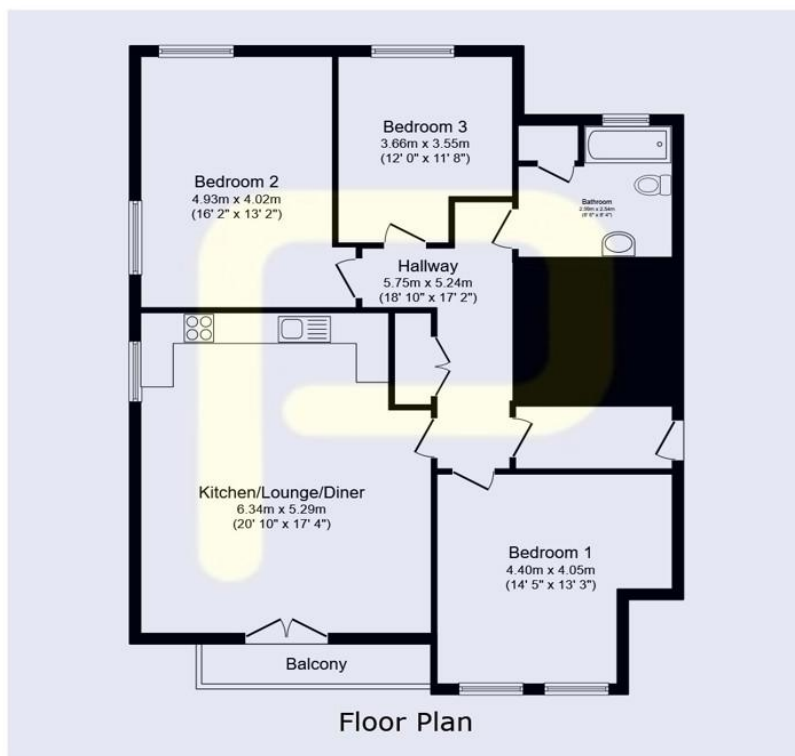


Bathroom

2.54m x 2.59m (8'4" x 8'5")

A white suite consisting of bath with shower riser, pedestal wash hand basin, W/C, built in storage, extractor, gas central heating radiator, vinyl flooring;





Total floor area: 109.9 sq.m. (1,182 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(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	

Symphony Court, Durham Road, Gateshead, Tyne and Wear, NE8 4BG

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@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

