

2 bed upper flat to rent in NE27

Horsley Avenue, Shiremoor, Newcastle upon Tyne, Tyne and Wear, NE27 0UG

£900 pcm

x 2 x 1 x 1

On Street parking

Part Furnished

Property features

- Two bedroom upper flat.
- Part Furnished.
- Ready Now.
- Gas heating and is situated within Council Tax Band A.
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this two bedroom upper flat in Shiremoor, Newcastle upon Tyne. Offered part furnished, this property provides comfortable accommodation with a reception room, two bedrooms and a bathroom.

The flat features gas heating and is situated within Council Tax Band A. On street parking is available, adding convenience for residents. The property holds an EPC rating of 46.

This residential letting is ideal for those seeking a part furnished home in Shiremoor.

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: £1,038.34

Rent: £900 pcm

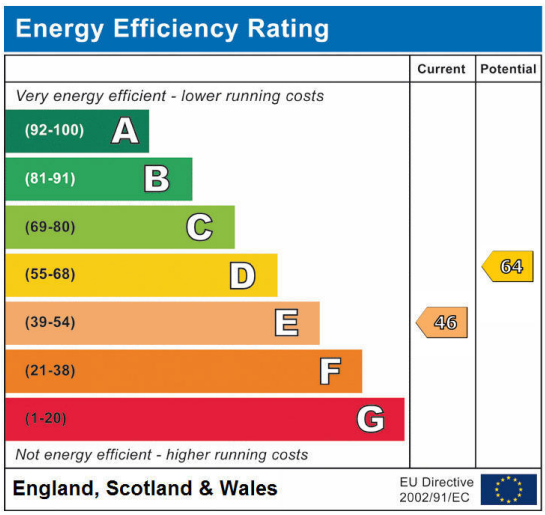
Property Type: Upper Flat

USPs: Part furnished

Parking: On Street

Heating: Gas





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

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