2 bed upper flat to rent in NE12

Park Terrace, West Moor , Newcastle upon Tyne, Tyne and Wear, NE12 7EN

£895 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Available Now
- Two Bedroom Upper Flat
- EPC Rating: C
- Unfurnished
- Modern Kitchen & Bathroom

Key Information

- Council Tax: Band A
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

PATTINSONS are delighted to welcome to the market this beautifully presented two-bedroom upper flat, ideally located on the quiet and sought-after Park Terrace in West Moor.

Available now on an unfurnished basis, the property has been recently refurbished throughout to a high standard and offers bright, spacious accommodation with quality fixtures and fittings. Improvements include a high-quality fitted kitchen, modern bathroom, new blinds and USB charging sockets throughout, giving the property a fresh, contemporary feel and making it ready for immediate occupation.

The property is ideally positioned for a wide range of local amenities and offers excellent transport links, with easy access to Newcastle City Centre, Killingworth and the surrounding Silverlink, Cobalt and Balliol business parks.

Further benefits include gas central heating, double glazing and generous living space.

The internal accommodation briefly comprises: entrance hallway with stairs to the first floor, an impressive 23ft lounge/diner, high-quality fitted kitchen, two well-proportioned bedrooms and a modern bathroom/WC.

Externally, the property benefits from a pleasant front garden and shared rear yard.

For further information or to arrange a viewing please contact us: forest.hall@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: A

Deposit: £1,032.69

Rent: £895 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate 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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

External

Landing

Landing with storage cupboard and carpeted flooring.

Lounge

7.08m x 3.85m (23'2" x 12'7")

Double glazed window, storage cupboard housing central heating boiler, central heating radiator and laminate flooring.

Kitchen

3.62m x 2.04m (11'10" x 6'8")

Fitted with a modern range of wall and base units with roll top work surfaces and tiled splashbacks, integrated gas hob, electric oven and chrome extractor hood, stainless steel sink unit and plumbed for washing machine. White vertical central heating radiator and vinyl flooring. Door leading to rear.

Bedroom One

4.11m x 3.15m (13'5" x 10'4")

Double glazed window, central heating radiator and carpeted flooring.

Bedroom Two

4.11m x 2.44m (13'5" x 8'0")

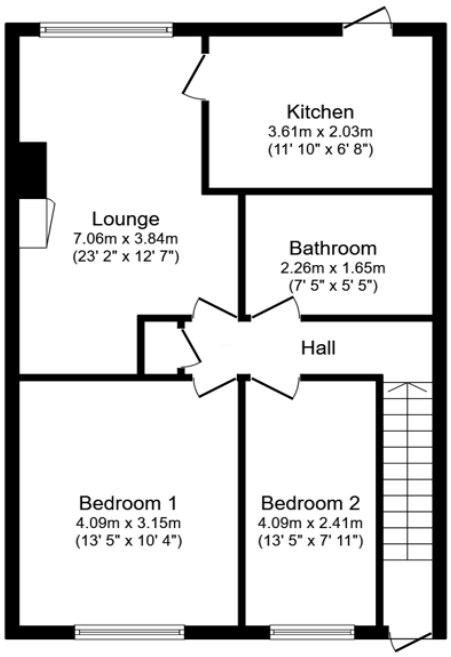
Double glazed window, central heating radiator and carpeted flooring.

Bathroom/WC

2.26m x 1.68m (7'4" x 5'6")

White suite comprising of: Shaped panelled bath with shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail, tile effect panelled walls and vinyl flooring.

Shared Rear Yard



Floor Plan

Total floor area: 63.9 sq.m. (688 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

Park Terrace, West Moor , Newcastle upon Tyne, Tyne and Wear, NE12 7EN

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

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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