

2 bed upper flat to rent in NE3

Strathmore Road, Newcastle upon Tyne,
Tyne and Wear, NE3 5JR

£835 pcm

x 2 x 1 x 1

Allocated parking

Unfurnished

Property features

- Council Tax Band A
- Private Garden
- Available Now
- Situated in Gosforth
- EPC Rating C

Key Information

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

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

** EXCLUSIVE MOVE-IN OFFER – 2 WEEKS RENT FREE **

Pattinson Gosforth are delighted to present this characterful 2-bedroom upper flat, situated in a highly desirable location in Gosforth and available to move into immediately. Offering well-proportioned accommodation this property would make an ideal home for a range of tenants looking to enjoy all that this popular area has to offer.

The accommodation provides two bedrooms, offering flexible living space for couples, small families or those requiring an additional room for home working. A particular highlight of the property is the private garden, providing a lovely outdoor space to relax, entertain guests or enjoy the warmer months.

Ideally positioned within the sought-after area of Gosforth, the property is conveniently located for a range of local shops, amenities, cafés and restaurants, as well as excellent transport links providing access to Newcastle city centre and surrounding areas.

Further benefits include Council Tax Band A, helping to keep household costs down, and an EPC rating of C.

Available immediately, this property presents a fantastic opportunity to secure a home in a popular and convenient location. Early viewing is highly recommended to fully appreciate what is on offer.

For further information or to arrange a viewing please contact our Gosforth branch on 0191 2303365.

CRITERIA ESSENTIAL NO NEGOTIATION

Affordability is calculated as 30x rent (Per Annum) - £25,050

Move in within 4 weeks

Applicants must view the property

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: £835.00

Rent: £835 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: Allocated

Heating: Gas

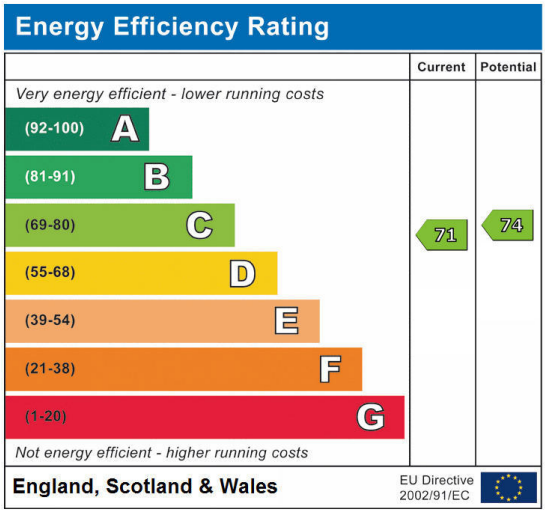
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good





Strathmore Road, Newcastle upon Tyne, Tyne and Wear, NE3 5JR

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@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 firms employment has the authority to make or give any representation or warranty in respect of the property.