

2 bed upper flat to rent in NE63

Canterbury Close, Ashington, Ashington, Northumberland, NE63 9QG

£550 pcm

x 2 x 1 x 1

On Street parking

Part Furnished

Property features

- Two Bedroom Flat
- Modern Kitchen & Bathroom
- Gas Central Heating
- Well Presented
- EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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- Flexible viewing slots
- Accompanied viewings

Description

*** TWO BEDROOM FIRST FLOOR FLAT - WELL PRESENTED - MODERN KITCHEN & BATHROOM - GAS CENTRAL HEATING - AVAILABLE DECEMBER 2026***

Pattinson Estate Agents welcome to the rental market this well presented two bedroom first floor flat situated on Canterbury Close in North Seaton, Ashington. Ideally located for local schools, shops and amenities the property is warmed via gas central heating and benefits from double glazing.

Briefly comprising; entrance with stairs to first floor, landing, lounge, kitchen/diner, two double bedrooms both with fitted furniture, bathroom. Externally an open plan lawned area to the front. To the rear a gated communal area and an outbuilding for storage.

Please call our Ashington Team to arrange your viewing.

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: £635.00

Rent: £550 pcm

Property Type: Upper Flat

USPs: Part furnished

Parking: On Street

Heating: Gas

Lounge

4.70m x 3.24m (15'5" x 10'7")

Window to front. Feature fireplace and hearth with electric fire insert, radiator, french doors opening into kitchen.



Kitchen/Diner

5.39m x 2.62m (17'8" x 8'7")

Two windows to rear. Fitted with a range of wall, floor and drawer units with roll top worksurfaces and tiled splashbacks, sink and drainer, integrated gas hob and electric oven with extractor over, washing machine, dishwasher and fridge freezer.



Bedroom One

3.70m x 2.50m (12'1" x 8'2")

Window to front. Built in sliding mirrored door wardrobes, radiator.



Bedroom Two

Window to front, range of fitted furniture, radiator.



Bathroom

3.10m x 1.60m (10'2" x 5'2")

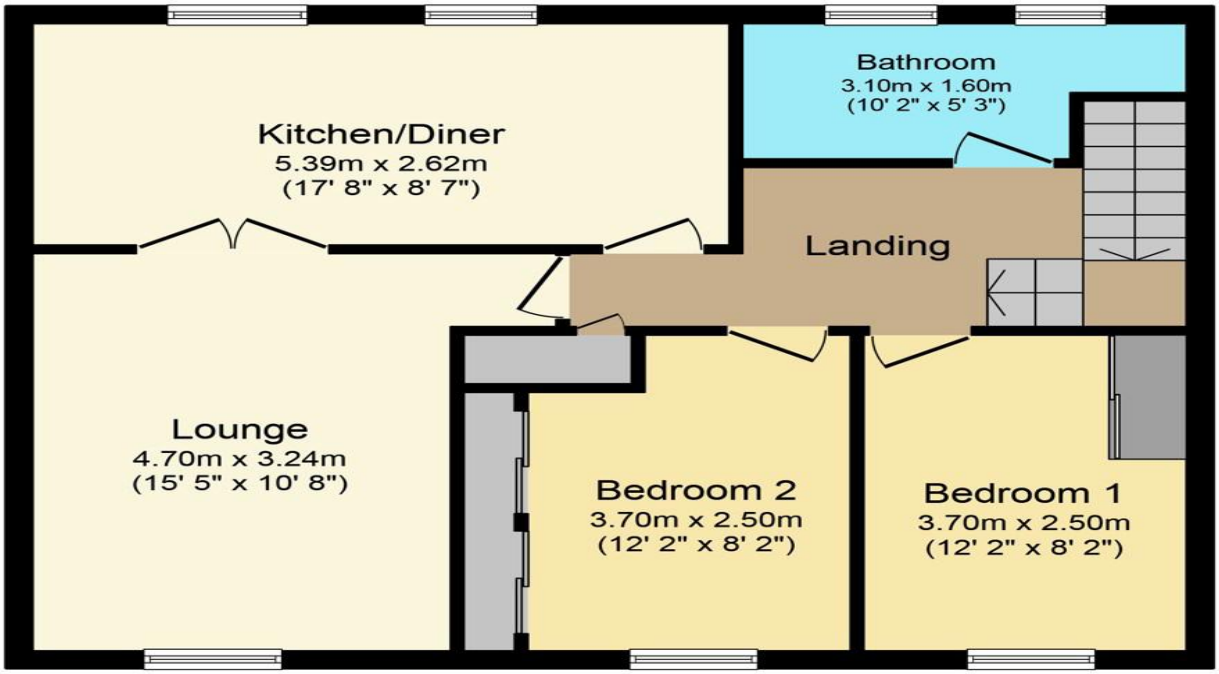
Two frosted windows to rear. Walk in shower cubicle with electric shower, panelled bath, wash hand basin and w.c, pvc panelled walls.



Floor Plan



Floor Plan



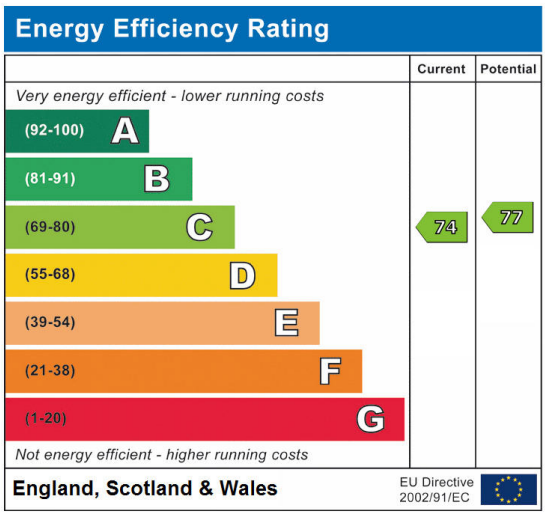
Floor Plan

Floor area 66.3 sq.m. (713 sq.ft.) approx

Total floor area 66.3 sq.m. (713 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Canterbury Close, Ashington, Ashington, Northumberland, NE63 9QG

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

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