

2 bed upper flat to rent in NE23

Linslade Walk, Cramlington,
Northumberland, NE23 8EU

£695 pcm

x 2 x 1 x 1

Garage parking

Unfurnished

Property features

- Two Bedrooms
- Garage
- Rear Garden
- Upper Flat
- EPC Rating C

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcomes to the rental market this two bed upper flat perfectly situated on Linslade Walk, Cramlington. Well located for amenities and travel links.

The property briefly comprises of: lounge, kitchen, two bedrooms, shower room/wc. With gas central heating and double glazing. Garden to rear, and a garage.

For more information or to arrange a viewing call the Cramlington branch

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: £801.92

Rent: £695 pcm

Property Type: Upper Flat

USPs: Garden

Parking: Garage

Heating: Gas

Kitchen

Fitted kitchen with cooker, hob and extractor fan.



Living Room

Fire place, window facing onto open fields



Bedroom 1

Double bedroom



Bedroom 2

Double bedroom



Shower room



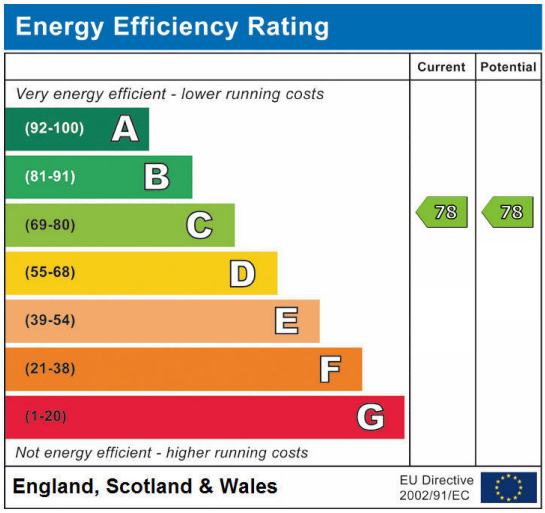
Front of property



Rear Garden







Linslade Walk, Cramlington, Northumberland, NE23 8EU

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

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