



2 bed upper flat to rent in NE23

Wreay Walk, Cramlington, Cramlington,
Northumberland, NE23 6LJ

£700 pcm

 x2  x1  x1

Garage parking

Unfurnished

Property features

- ✓ Available immediately
- ✓ Two Bedrooms
- ✓ Great access to transport links
- ✓ Garage
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available from December, this lovely two bedroom upper flat is situated in a popular area in Cramlington.

The accommodation comprises a spacious living room, kitchen, two double bedrooms and a family bathroom.

Both bedrooms benefit from a built in wardrobes, providing ample storage space. The bathroom features both a bath and shower for added convenience.

A garage, located in a block near the entrance to the property is also included.

An ideal home for anyone looking for comfortable accommodation in a popular location.

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: £807.69

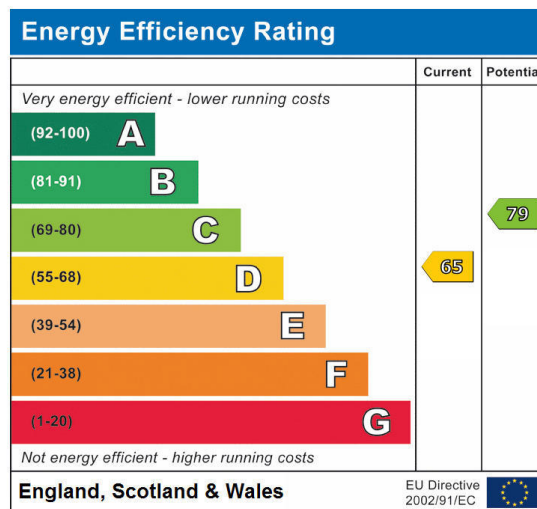
Rent: £700 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: Garage

Heating: Electric



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

Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, cramlington@pattinson.co.uk, www.pattinson.co.uk

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