

1 bed lower flat to rent in NE23

Dipton Grove, Cramlington,
Northumberland, NE23 6DR

£495 pcm

x 1 x 1 x 1

Off Street parking

Unfurnished

Property features

- EPC Rating C

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We welcome to the rental market a beautifully presented one bedroom lower flat in the heart of Cramlington.

The accommodation comprises of lounge area, kitchen, bathroom and one bedroom.

Great location, close to Manor walks and transport links.

Available from December 2026

Please contact the Cramlington branch to arrange a 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: £571.15

Rent: £495 pcm

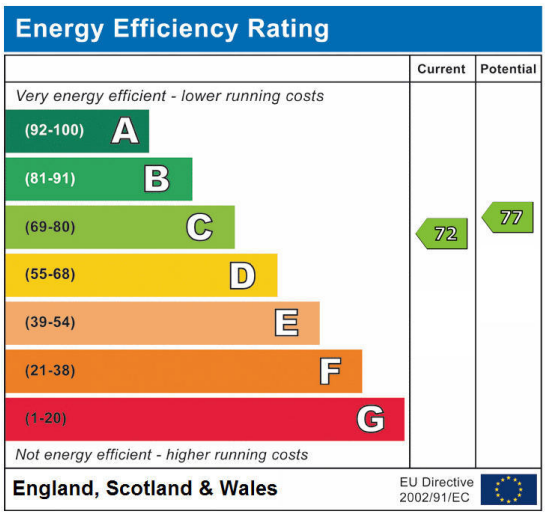
Property Type: Lower Flat

USPs: Allows smokers

Parking: Off Street

Heating: Electric





Dipton Grove, Cramlington, Northumberland, NE23 6DR

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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