



3 bed upper flat to rent in NE63

Queen Street, Ashington,
Northumberland, NE63 9HS

£500 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ First Floor Flat
- ✓ Three Bedrooms
- ✓ Close To Town Centre
- ✓ Available To View Now
- ✓ 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

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this three bedroom first floor flat situated on Queen Street in Ashington. Close to the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station which links directly into Newcastle City Centre.

Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout. Available to view now.

To arrange your viewing please contact our Ashington Team

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: £600.00

Rent: £500 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Entrance Hallway

Via main access door to front, stairs to first floor.



Lounge

4.10m x 2.84m (13'5" x 9'3")

Window to rear, built in storage cupboard, radiator.



Kitchen

3.54m x 1.98m (11'7" x 6'5")

Window to side, fitted wall, floor and drawer units with black worktops and tiled splashbacks, integrated electric oven and hob with extractor over, stainless steel sink and drainer, fridge/freezer, washing machine, wall mounted gas combi boiler, radiator.



Bedroom One

4.39m x 3.47m (14'4" x 11'4")

Window to front, radiator.



Bedroom Two

3.00m x 2.31m (9'10" x 7'6")

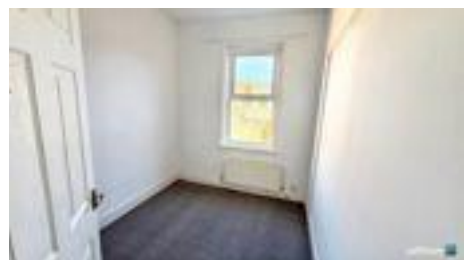
Window to front, radiator.



Bedroom Three

2.82m x 2.30m (9'3" x 7'6")

Window to rear, radiator.



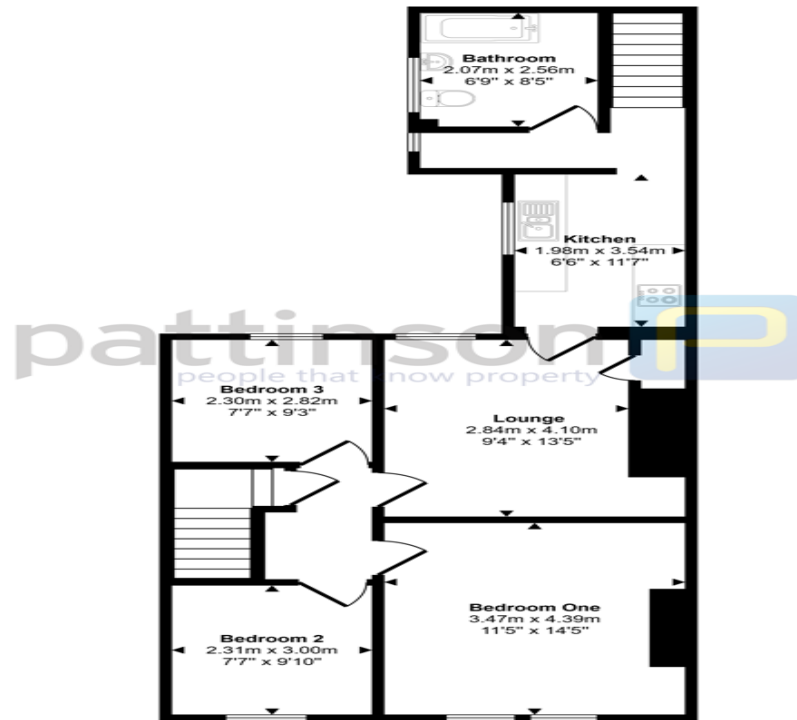
Bathroom

2.56m x 2.07m (8'4" x 6'9")

Frosted window to side. White panelled bath, pedestal wash hand basin, w.c, tiled splashbacks, chrome heated towel rail.



Approx Gross Internal Area
71 sq m / 761 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Queen Street, Ashington, Northumberland, NE63 9HS

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

