



1 bed ground floor flat to rent in

George Street, Ashington,
Northumberland, NE63 9HJ

£495 pcm

H x1 D x1 B x1

On Street parking

Furnished

Property features

- ✓ Ground Floor Flat
- ✓ One Bedroom
- ✓ D/G & GCH
- ✓ Furnished Property
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FURNISHED GROUND FLOOR FLAT - ONE BEDROOM - D/G & GCH - AVAILABLE NOW

Located at George Street in Ashington, close to town centre and transport links.

Benefitting from double glazing and gas central heating the property briefly comprises: Entrance hallway, 1 bedroom, lounge, kitchen & bathroom

Garden to front, Shared access yard to rear

EPC:D

Call now to book your viewing 01670 568096

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: £520.00

Length of Tenancy: 6 months

Rent: £495 pcm

Property Type: Ground floor flat

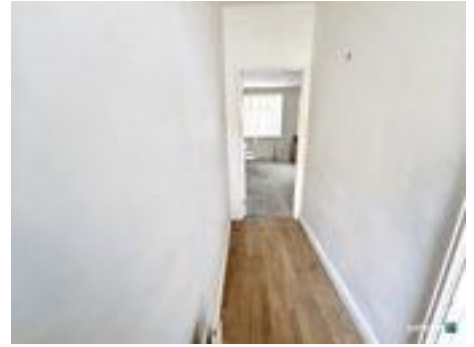
USPs: Furnished, Allows children

Parking: On Street

Heating: Air Source Heat Pump

Entrance Hallway

Via double glazed door
-Radiator



Bedroom 1

3.65m x 3.43m (11'11" x 11'3")

Double glazed window
-Fitted wardrobes
-Radiator



Lounge/Diner

5.28m x 4.23m (17'3" x 13'10")

Double glazed window
-Radiator
-TV point
-Electric fire with hearth & surround
-Storage cupboard



Kitchen

2.81m x 3.54m (9'2" x 11'7")

Double glazed window
-Fitted wall & base units with work tops
-Integrated oven & hob
-Washing machine, tumble dryer & fridge included
-Radiator
-Sink & drainer unit



Rear Lobby

Via double glazed door
-Cupboard housing combi boiler

Bathroom

Double glazed window

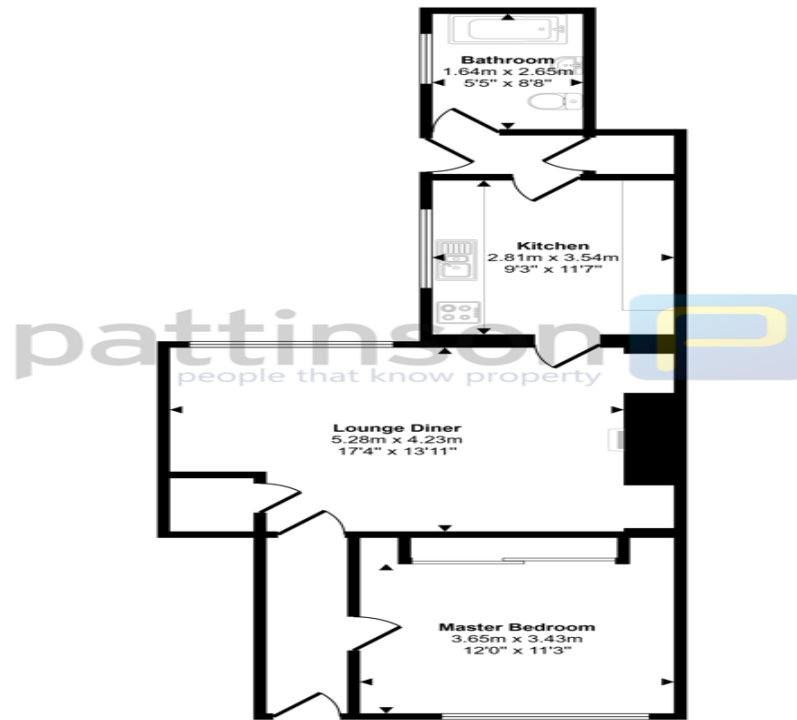
-Panelled bath

-Low level wc

-Pedestal wash hand basin



Approx Gross Internal Area
62 sq m / 669 sq ft



Floorplan

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		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

George Street, Ashington, Northumberland, NE63 9HJ

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

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