



2 bed flat to rent in DH8

Ritsons Court, Blackhill, Consett, Durham,
DH8 0BA

£595 pcm

 x 2  x 1  x 1

Off Street parking

Unfurnished

Property features

- ✓ Two bedroom ground floor
- ✓ Gas Central Heating & Double
- ✓ Lounge and separate kitchen
- ✓ Communal grounds and parking
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Fantastic opportunity to rent this ground floor two bedroomed apartment located in the sought after area of Blackhill, Consett.

Available for £595 PCM this well-proportioned two-bedroom property located in Blackhill, Consett. Close to local shops, schools and excellent bus and road links into Consett and Durham. Available from middle of August.

The accommodation comprises a spacious lounge, a modern fitted kitchen, two bedrooms and a three-piece bathroom suite, offering comfortable living space for tenants.

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: £750.00

Rent: £595 pcm

Property Type: Flat

USPs: Allows smokers

Parking: Off Street

Year built: 2002

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Front External



Hallway

Doors leading to two bedrooms, kitchen, lounge and bathroom.

Living Room

5.00m x 4.50m (16'4" x 14'9")

Side aspect double glazed window, radiator and area for dining.



Kitchen

2.81m x 3.47m (9'2" x 11'4")

A range of wall and base units, integrated oven and sink with mixer tap and drainer



Bedroom One

2.81m x 3.47m (9'2" x 11'4")

Side aspect double-glazed window, radiator



Bedroom Two

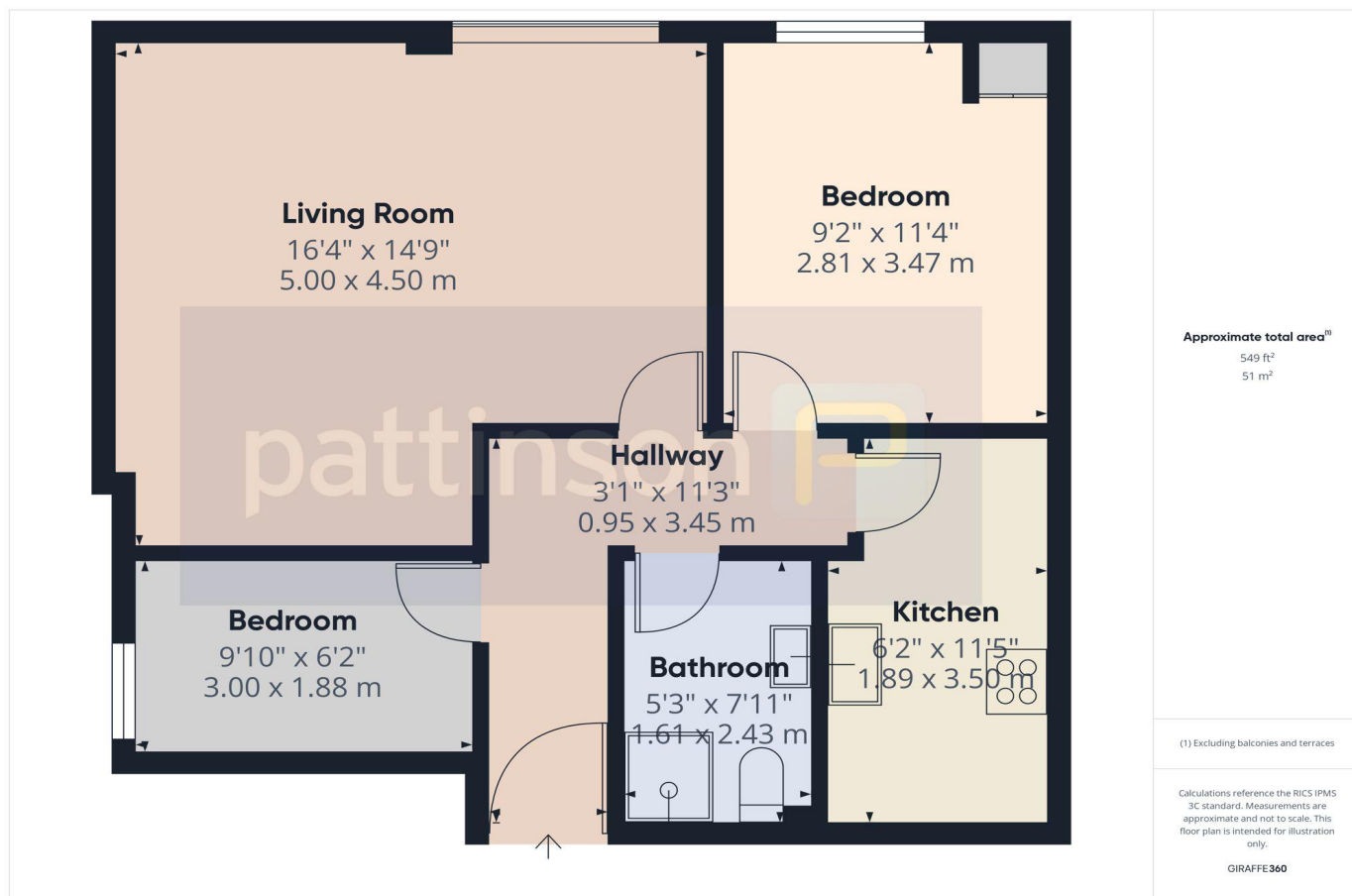
3.00m x 1.88m (9'10" x 6'2")

Front aspect double-glazed window, radiator and storage



Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

Ritsons Court, Blackhill, Consett, Durham, DH8 0BA

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

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@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

