

**To rent**

1 bed apartment to rent in NE62

Woodhorn Drive, Stakeford, Choppington,
Northumberland, NE62 5ES

£500 pcm

H x1 D x1 B x1

Off Street parking

Unfurnished

Property features

- ✓ 1 Bedroom Flat
- ✓ Ideal for One Person or Couple
- ✓ Close to transport Links and Shops
- ✓ Available now
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A pleasant ground floor flat located within the popular and conveniently place Woodhorn Drive development at the Wansbeck Estate, Stakeford. The home offers ready-to-move into accommodation.

A private entrance door opens into the property. Once inside there is a nicely presented living room, fitted kitchen, one double bedroom and shower room.

The home has recently upgraded double glazing and electric heating. Externally there are lawned communal gardens.

The property could make a great home for a single person or couple.

The Wansbeck Estate remains a popular choice for many due to its array of shops and amenities and picturesque river Wansbeck walks. The A189 Spine Road is accessible and there are good road and public transport links into neighbouring towns: Ashington, Bedlington and Morpeth

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: £525.00

Length of Tenancy: 6 months

Rent: £500 pcm

Property Type: Apartment

USPs: Allows children, Allows pets, Allows smokers

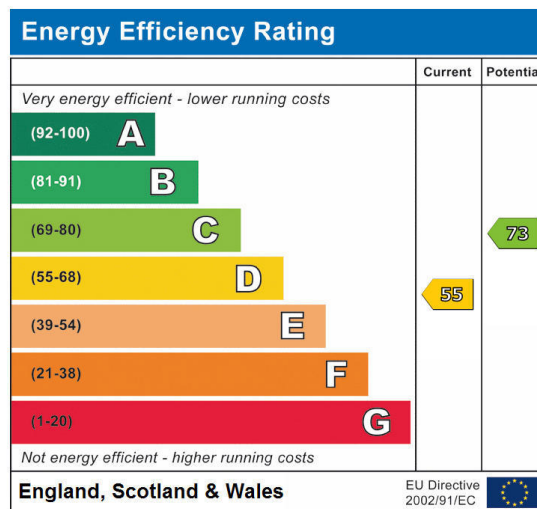
Parking: Off Street

Heating: Electric

Living Room

Kitchen

Bathroom



Woodhorn Drive, Stakeford, Choppington, Northumberland, NE62 5ES

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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