



## 2 bed apartment to rent in NE23

Winshields, Cramlington,  
Northumberland, NE23 6JB

# £695 pcm

 x2  x1  x1

Garage parking

Unfurnished

## Property features

- ✓ Fourth floor apartment
- ✓ Two bedrooms
- ✓ Secure access
- ✓ Great location
- ✓ EPC Rating E

## Key Information

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

## Arrange a viewing

Teri Dunning  
Cramlington

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cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*AVAILABLE IMMEDIATELY\*\*\*

Recently renovated two bedroom apartment available to let in a popular area of Cramlington.

The property comprises of entrance hallway, two good size bedrooms, lounge, modern kitchen and bathroom.

The property is in a block, located on the fourth floor with secure access and has the benefit of a garage situated nearby.

Conveniently located near local amenities and transport links.

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: £720.00

Rent: £695 pcm

Property Type: Apartment

USPs: Allows children, Allows pets, Allows smokers

Parking: Garage

Heating: Electric

## Living Room



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## Kitchen



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## Bedroom 1



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## Bedroom 2



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## Bathroom





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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cramlington@pattinson.co.uk, www.pattinson.co.uk**

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