



1 bed apartment to rent in NE23

Brownrigg Drive, Cramlington, North
Tyneside, NE23 6UN

£695 pcm

🛏 x1 🚿 x1 🚿 x1

On Street parking

Unfurnished

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Electric

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting a superb opportunity to rent a brand new, luxury one-bedroom flat in the heart of Cramlington. Finished to an exceptional standard, these beautifully presented apartments offer the finest in modern living, ideal for professionals or couples seeking style, comfort, and convenience.

This high-end property features a sleek, contemporary kitchen complete with integrated appliances, perfect for those who appreciate both practicality and sophistication. The living area provides ample space unwinding, while large windows ensure a light and airy atmosphere throughout. Features a double bedroom and a stylish shower room, all designed to create a sense of space and relaxation

Communal areas within the building are meticulously presented, reflecting the overall attention to detail found within the property. Residents will also benefit from WiFi connectivity, enabling seamless remote working or leisure streaming.

Safety and security are prioritised, giving peace of mind for all residents. The apartment is ideally located near the renowned Cramlington Emergency Hospital, making it particularly convenient for healthcare professionals. Excellent transport links provide swift access to both Newcastle and the beautiful Northumberland coastline, while local shops, cafes, and amenities are all within easy reach.

This flat is ready for occupation within just two weeks, offering a fantastic opportunity to make your move without delay. To fully appreciate the quality and lifestyle on offer, arrange a viewing today.

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

Parking: On Street

Heating: Electric

Entrance hallway



Kitchen



Living Room



Bedroom 1



Shower room



Brownrigg Drive, Cramlington, North Tyneside, NE23 6UN

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

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098,
cramlington@pattinson.co.uk, www.pattinson.co.uk**

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