



To rent

2 bed ground floor flat to rent in

Lamb Street, East Cramlington,
Cramlington, Northumberland, NE23 6XF

£650 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedroom Ground Floor Flat
- ✓ Unfurnished
- ✓ Open Aspect to the Front
- ✓ Great access to Cramlington
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the rental market this unfurnished two bedroom ground floor flat situated in this popular area in East Cramlington within easy reach of Northumbria Specialist Emergency Care Hospital, transport links and local amenities.

Comprising entrance hallway, good sized lounge to the front of the property, open to the kitchen with a range of wall and floor units, integrated oven, hob and extractor fan, door to the rear, bedroom 1 double to the front of the property with storage cupboard, bedroom 2 double to the rear with storage cupboard, bathroom with white suite, shower, storage cupboard. Externally there is parking. AVAILABLE NOW!!!

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: £675.00

Length of Tenancy: 12

Rent: £650 pcm

Property Type: Ground floor flat

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Lounge

Large bright living room to the front of the property with open view, two double glazed windows, radiator, storage cupboard, open plan to the kitchen



Kitchen

Fully fitted with a range of wall and floor units, integrated oven hob, washing machine, extractor fan, access to the rear.



Bedroom 1

Double bedroom with double glazed window, radiator.



Bedroom 2

Single to the rear of the property with double glazed window, and radiator.



Bathroom

White suite, wash hand basin, wc, shower over the bath, part tiling.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(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	

Lamb Street, East Cramlington, Cramlington, Northumberland, NE23 6XF

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

189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@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

