



To rent

pattinson 

2 bed lower flat to rent in NE23

Otley Close, Cramlington,
Northumberland, NE23 2YP

£750 pcm

 x 2  x 1  x 1

Garage parking

Unfurnished

Property features

- ✓ Recently Fully Refurbished
- ✓ Council Tax Band A
- ✓ EPC E
- ✓ Comes With Garage
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Teri Dunning
Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Recently Refurbished Two-Bedroom Lower Flat with Garden & Garage

Pattinson Estate Agents are delighted to offer to let this recently and fully refurbished two-bedroom lower flat, ideally situated in Cramlington. Presented to a high standard throughout, the property offers comfortable and modern accommodation, together with the added benefits of an enclosed rear garden and private garage.

The accommodation has been thoughtfully refurbished and features laminate flooring throughout, new blinds and recently fitted double glazing. Creating a fresh and contemporary feel. The property is offered unfurnished, providing tenants with the opportunity to make the space their own.

The accommodation briefly comprises a welcoming reception room, gorgeous fitted kitchen, with an abundance of base and wall units, two well-proportioned bedrooms and a modern bathroom. The property benefits from electric heating throughout.

Externally, the property offers an enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining. A garage provides valuable additional storage and parking, while there is also on-street parking available nearby.

Situated in Cramlington, the property is well placed for local amenities, schools and transport links, making it an excellent choice for a variety of tenants seeking a well-presented and practical home.

Additional information:

Two bedrooms

Recently fully refurbished

Unfurnished

Enclosed rear garden

Garage

On-street parking

Electric heating

Laminate flooring throughout

Council Tax Band A

EPC Rating E

Early viewing is highly recommended to appreciate the quality and accommodation this refurbished property has to offer.

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: £865.38

Rent: £750 pcm

Property Type: Lower Flat

USPs: Garden, Allows smokers

Parking: Garage, On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Otley Close, Cramlington, Northumberland, NE23 2YP

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

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RICS

Client Money Protection

