



2 bed upper flat to rent in NE63

Milburn Road, Ashington,
Northumberland, NE63 0PQ

£595 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Upper Flat
- ✓ Well Presented
- ✓ Yard to Rear
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this unfurnished two bedroom upper flat in Ashington. This property offers a practical layout with a reception room, two bedrooms, and a bathroom, providing comfortable living accommodation.

The flat is heated by gas and falls within Council Tax Band A. On street parking is available, adding to the convenience for residents. The property is presented unfurnished, allowing tenants to personalise the space to their own taste.

With an EPC rating of C, this upper flat is a suitable option for those seeking a straightforward rental in Ashington.

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: £686.54

Rent: £595 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Entrance

Via double glazed door
-Stairs to first floor

Living Room

Double glazed window
-Storage cupboard
-Radiator

Kitchen

Double glazed window
-Fitted wall & base units with work tops
-Integrated oven & hob with extractor hood
-Tiled splash backs
-Plumbed for washing machine



Shower Room

Double glazed window
-Shower cubicle
-Radiator
-Door with access to rear stair case



Wash Room

Double glazed window
-Pedestal wash hand basin
-Low level wc
-Part tiled walls
-Radiator



Additional Image



Bedroom 1

Double glazed window
-Radiator

Bedroom 2

Double glazed window
-Radiator

Rear Yard

Private enclosed yard





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Milburn Road, Ashington, Northumberland, NE63 0PQ

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@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

