

**To rent**

## 2 bed apartment to rent in NE24

Taku Court, South Shore, Blyth,  
Northumberland, NE24 3UH

# £700 pcm

 Unfurnished

 x 2  x 1  x 1

Allocated parking

Unfurnished

## Property features

- ✓ Top Floor Apartment
- ✓ Two Bedrooms
- ✓ Stunning Views
- ✓ Allocated Parking
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to offer to let this top floor two bedroom apartment with stunning sea views, situated in South Shore, Blyth. Available from September on an unfurnished basis, the property features allocated parking and a secure communal entrance with intercom system.

The apartment opens to a welcoming hallway, leading into a spacious open plan lounge and kitchen. This area is enhanced by two double glazed windows and a door with Juliet balcony, providing impressive sea views. The modern kitchen is fitted with a range of wall, drawer and base units, contrasting work surfaces, hob and oven with extractor, stainless steel splash back, and a stainless steel one and half bowl sink and drainer.

Bedroom one includes a double glazed window, central heating radiator, and direct access to a dressing room with its own radiator and window. Bedroom two also features a double glazed window and radiator. The bathroom is fitted with a panelled bath and shower over, low level wc, wash hand basin, partially tiled walls, and central heating radiator.

Externally, the property offers an allocated parking bay. The apartment is heated by gas central heating and falls within Council Tax Band A. EPC rating: 80.

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: £807.69

Rent: Unfurnished £700 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas

# Floor Plan



## Views

### Externally

Allocated Parking Bay.

### Bathroom Wc

Fitted with a panelled bath with shower over, low level wc and wash hand basin. Partially tiled walls, central heating radiator.

### Bedroom Two

2.60m x 2.30m (8'6" x 7'6")

Double glazed window and central heating radiator.

### Dressing Room

Central heating radiator, double glazed window.

### Bedroom One

3.60m x 2.80m (11'9" x 9'2")

Double glazed window, central heating radiator. Door leading to the dressing room.

### Kitchen Image

### Open Plan Lounge & Kitchen

7.70m x 3.40m (25'3" x 11'1")

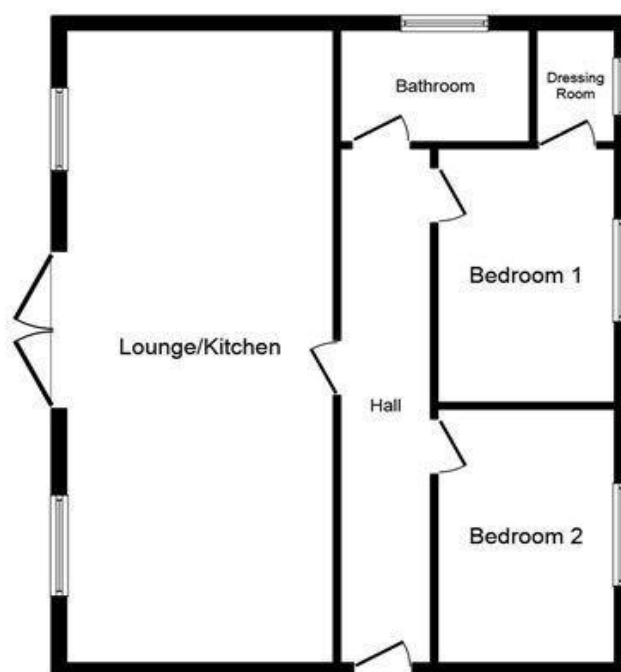
With stunning sea views, two double glazed windows and door with Juliet balcony. Fitted with a modern kitchen with a range of wall, drawer and base units, with contrasting work surfaces and incorporating a hob and oven, with extractor. Stainless steel splash back, stainless steel one and half bowl sink and drainer.

### Entrance Hallway

Entrance door to hallway of apartment.

# Communal Entrance

Communal entrance door, with security intercom system, stairwell to apartments.



**Floor Plan**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

| 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>                                   | 80                      | 82        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (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 |           |

Taku Court, South Shore, Blyth, Northumberland, NE24 3UH

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

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