



To rent

2 bed lower flat to rent in NE23

Linslade Walk, Beaconhill, Cramlington,
Northumberland, NE23 8EU

£595 pcm Unfurnished

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ Immaculate Condition
- ✓ Gas Central Heating & Double
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

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Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Delighted to present this impressive ground-floor flat located in the sought-after suburb of Beaconhill, Cramlington. This beautiful residential rental showcases pristine design and immaculate conditions that guarantee you comfort.

This spacious abode offers two well appointed, double-bed size bedrooms with plenty of natural light for a calm atmosphere. The property also features a large and elegantly designed reception room, perfect for entraining or simple relaxation.

The bathroom is modern and stylish, providing the ultimate comfort for your personal needs with top-notch features. All rooms in this tidy and pristine dwelling promote a homely and welcoming atmosphere.

Beyond its stylish features, another advantage is the flat's favorable location in Beaconhill, offering excellent accessibility to local amenities as well as Manor Walks Shopping Centre and the local train station, offering accessibility to city life when needed.

An eye-catching feature of this ground-floor flat is its design, making it a go-to property for those who value modern and elegant living spaces that require minimal to zero amendment.

In summary, this two bedroom, ground-floor flat in Beaconhill, Cramlington offers an immaculate and modern residential rental opportunity waiting to become a home in an amazing location.

Early viewing is highly recommended to fully appreciate the quality of the property on offer. Please contact Pattinson Estate Agents for further details and booking appointments.

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: £620.00

Length of Tenancy: 6

Rent: Unfurnished £595 pcm

Property Type: Lower Flat

USPs: Garden, Allows children, Allows pets

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Externally

Garden laid to lawn. Open views.

Bathroom Wc

Fitted with a modern bathroom suite comprising of a panelled bath , low level wc and wash hand basin housed in a vanity unit. Double glazed window.

Bedroom Two

2.60m x 2.00m (8'6" x 6'6")

Double glazed window to the rear elevation. Central heating radiator.

Bedroom One

3.70m x 2.90m (12'1" x 9'6")

Double glazed window to the front elevation. Central heating radiator.

Kitchen

3.70m x 2.90m (12'1" x 9'6")

Fitted with a modern kitchen with a range of wall, and base units, with contrasting work surfaces. One and half stainless steel sink unit and drainer. Plumbed for a washing machine. Integrated oven and hob.

Lounge

4.30m x 3.30m (14'1" x 10'9")

Spacious reception room, with stunning views. Double glazed window. Central heating radiator. Focal point of a modern fireplace.



Entrance Hallway

Upvc partially glazed entrance door. Central heating radiator. Storage cupboards.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(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	

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

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