



2 bed apartment to rent in NE61

42a Bullers Green, Morpeth,
Northumberland, NE61 1BF

£795 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ GROUND FLOOR APARTMENT
- ✓ TWO BEDROOMS
- ✓ ALLOCATED PARKING
- ✓ FRONT GARDEN
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Amanda Coleman
Senior Manager
Morpeth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the market this well presented two bedroom ground floor apartment in Morpeth's town centre situated on Newminster Place where there is an underground allocated parking bay available to the rear. Although you are in the town centre the apartment offers some lovely views spreading across Morpeth from the kitchen and bedroom two's windows.

The apartment is within walking distance to all the local amenities including: pubs, restaurants, Ofsted approved schools, an array of shops including little boutiques, high end designers with the Sanderson Arcade, newly opened leisure centre and the attractive Carlisle Park, which offers plenty of activities for all ages such as river walks, park, bowling pavilion, tennis courts, band stand, outdoor paddling pool and the rowing boats. Throughout the year Sanderson Arcade regularly offer family friendly events and decorate the Arcade to suite.

The market town provides great commuting facilities including mainline train station to the North and South, bus station, A1 trunk road and taxi services. The popular Plessey Woods and Northumberlandia are only a short drive away, offering some scenic walks along with neighbouring villages including Pegswood country park which can lead to the old open cast lake then to Morpeth's Bluebell Woods and further.

The property briefly comprises of: Secure telecom communal entrance hallway, communal stairs, lift facility which goes from the underground parking direct to the apartment, entrance hallway, lounge, two bedrooms, kitchen, bathroom and access to the garden to the front from the lounge. The building benefits from communal SKY TV.

Viewings are highly recommended to appreciate what the property we have has to offer.

For more information or to arrange your viewing please contact the Morpeth office.

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: C

Deposit: £820.00

Rent: £795 pcm

Property Type: Apartment

USPs: Allows children, Allows smokers

Parking: Allocated

Heating: Gas

Entrance Hallway



Bedroom One



Bathroom



Kitchen



Lounge



Bedroom Two





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(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

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

13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613, morpeth@pattinson.co.uk, www.pattinson.co.uk

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