

**To rent**

2 bed apartment to rent in NE63

Stamfordham Court, Ashington,
Ashington, Northumberland, NE63 8TH

£650 pcm

 x 2  x 2  x 1

On Street parking

Unfurnished

Property features

- ✓ Ground Floor Apartment
- ✓ Two Bedrooms
- ✓ Well Presented
- ✓ Allocated Parking
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

GROUND FLOOR MODERN APARTMENT - TWO BEDROOMS - OPEN PLAN LOUNGE/KITCHEN - SECURE ENTRY - ALLOCATED & VISTOR PARKING - WELL PRESENTED - VIEW NOW

Pattinson Estate Agents welcome to the rental market this modern two bedroom ground floor apartment situated in Stamfordham Court within the Portland Development in the West End of Ashington. Ideally located for access into the town centre with an array of shops and amenities and just a short drive into Morpeth. Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout the property is well presented throughout. Available to view now.

Briefly comprising; secure entry door into communal hallway, main entrance door into apartment hallway, open plan lounge & kitchen, two bedrooms and bathroom. Externally an allocated parking bay and ample visitor parking.

Agents note - please be aware that there are strictly no dogs allowed to reside in the building

To arrange your viewing please contact our Ashington Team on 01670 568096 or email ashington@pattinson.co.uk

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: £750.00

Rent: £650 pcm

Property Type: Apartment

Parking: On Street

Heating: Gas

Entrance Hallway

Secure main access door to front, built in storage cupboard.

Open Plan Lounge/Kitchen

7.00m x 3.50m (22'11" x 11'5")

Lounge Area - Two windows to front, two radiators.



Lounge Area



Kitchen Area

Window to front. A fitted kitchen with a range of wall, floor and drawer units with roll edge worktops and matching splashbacks, one and a half sink and drainer with mixer tap, integrated gas hob and electric oven with chimney style extractor over, washing machine and fridge/freezer, housed gas central heating boiler, wood effect flooring.



Bedroom One

3.30m x 3.20m (10'9" x 10'5")

Window to rear, radiator.



Bedroom Two

3.60m x 2.20m (11'9" x 7'2")

Window to front, radiator.



Bathroom

2.69m x 1.67m (8'9" x 5'5")

Frosted window to rear. Fitted with a three piece white suite comprising panelled bath with shower over and glass screen door, pedestal wash hand basin and w.c. Fully tiled walls, wood effect flooring, radiator.



Externally

Secure intercom entry into the main building. Allocated parking space and ample visitor parking.





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

Stamfordham Court, Ashington, Ashington, Northumberland, NE63 8TH

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

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Client Money Protection

