

**To rent**

2 bed apartment to rent in TS4

The Ladle, Marton , Middlesbrough, North
Yorkshire, TS4 3SL

£750 pcm

 x 2  x 2  x 1

Allocated parking

Furnished

Property features

- ✓ CONTEMPORARY KITCHEN AND BATHROOMS
- ✓ TWO DOUBLE BEDROOMS
- ✓ PERIOD FEATURES (The original
- ✓ ALLOCATED & VISITORS PARKING
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

01642 210132
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

New to the lettings market is this spacious and modern second floor apartment that is located just a short drive away from James Cook University Hospital and major transport links such as the A66 & A19. The accommodation briefly comprises of; a private entrance hall with security intercom access, an open plan living room kitchen with integrated appliances, a master bedroom with an en-suite shower room, a second double bedroom and a family bathroom. Externally the property has an allocated private parking space and plenty of visitors parking. The property is being offered with with some furniture to be gifted or alternatively can be removed.

PART-FURNISHED

AVAILABLE NOW

EPC RATING C

COUNCIL TAX BAND C

GUARANTOR REQUIRED

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: £865.00

Rent: £750 pcm

Property Type: Apartment

USPs: Furnished

Parking: Allocated

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(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		

The Ladle, Marton , Middlesbrough, North Yorkshire, TS4 3SL

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

**20 Bishop Street, Stockton-on-Tees, County Durham, TS18 1SY, Tel: 01642 210132,
stockton@pattinson.co.uk, www.pattinson.co.uk**

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RICS

**Client Money
Protection**

