



2 bed duplex to rent in TS20

Claymond Court, Norton, Norton,
Stockton-on-tees, TS20 1TY

£650 pcm

 x 2  x 1  x 1

Residents parking

Unfurnished

Property features

- ✓ DUPLEX APARTMENT
- ✓ NEW CARPETS
- ✓ INTEGRATED OVEN, HOB & DISHWASHER
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available to let immediately is this modern two bedroom modern, duplex apartment set in an enviable location just a short walk from Norton duck pond, the bustling tree-lined village high street, and within easy reach of the A19 and other major transport links. The accommodation itself is over two floors and briefly comprises; entrance hall, cloakroom/wc and an open plan kitchen living room with Juliette balcony. To the upper floor there is a master bedroom, a further double bedroom and a family bathroom. Externally there are communal grounds and private parking.

NO BOND REQUIRED

UNFURNISHED

AVAILABLE NOW

EPC RATING D

COUNCIL TAX BAND B

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: B

Deposit: £675.00

Length of Tenancy: 6 months

Rent: £650 pcm

Property Type: Duplex

USPs: Allows children

Parking: Residents

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(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:

**4a High Street, Norton, Stockton-on-Tees, Durham, TS20 1DN, Tel: 01642 363345,
norton@pattinson.co.uk, www.pattinson.co.uk**

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