



2 bed upper flat to rent in NE63

College Road, Ashington, Ashington,
Northumberland, NE63 0TU

£595 pcm

 x2  x1  x1

Garage parking

Unfurnished

Property features

- ✓ Upper Flat
- ✓ D/G & GCH
- ✓ Two Bedrooms
- ✓ Available Now
- ✓ 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

Pattinson Estate Agents are pleased to welcome to the rental market this two bedroom upper flat in Ashington. Offered unfurnished, this property presents an ideal opportunity for those seeking comfortable accommodation in a convenient location.

The flat features a spacious reception room, two bedrooms, and a bathroom, providing practical living space. Gas heating is installed throughout the property.

Additional benefits include a garage for parking and the property falls within Council Tax Band A.

EPC rating C

Please call our office now to book your viewing 01670 568096

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: £686.54

Rent: £595 pcm

Property Type: Upper Flat

Parking: Garage, On Street

Heating: Gas

Entrance

Via double glazed door
-Storage cupboard
-Stairs to first floor

Living Room

3.35m x 4.64m (10'11" x 15'2")

Double glazed window
-Radiator



Kitchen

2.56m x 1.99m (8'4" x 6'6")

Double glazed window
-Fitted wall & base
-Sink & drainer unit
-Free standing oven



Bathroom

Double glazed window
-Panelled bath with shower over & screen
-Vanity wash unit with low level wc
-Storage cupboard with plumbing for washing machine



Bedroom 1

2.76m x 3.62m (9'0" x 11'10")

Double glazed window
-2 x double built in cupboards
-Radiator



Bedroom 2

2.65m x 2.93m (8'8" x 9'7")

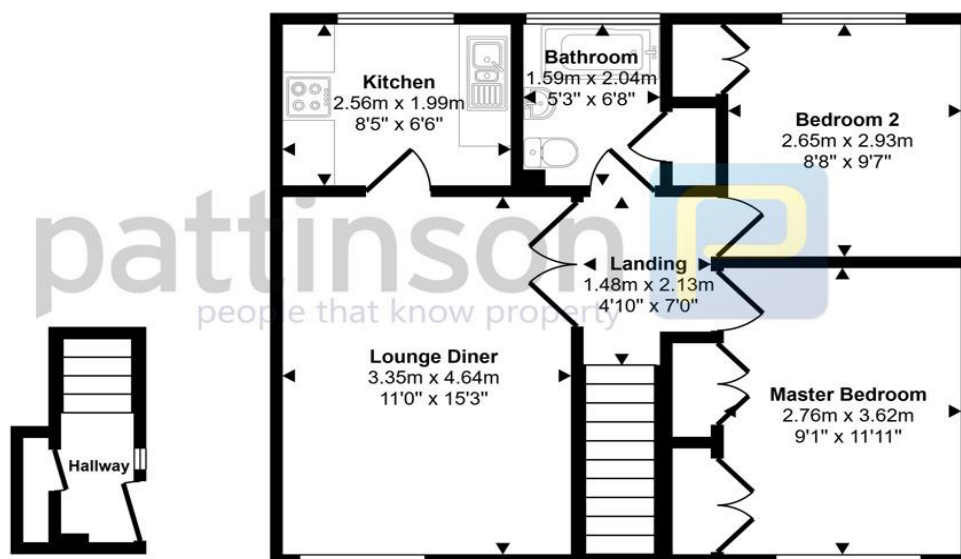
Double glazed window

-Storage cupboard

-Radiator



Approx Gross Internal Area
55 sq m / 597 sq ft



Ground Floor
Approx 3 sq m / 30 sq ft

First Floor
Approx 53 sq m / 567 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

College Road, Ashington, Ashington, Northumberland, NE63 0TU

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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