

2 bed ground floor flat to rent in

Station Road, Ashington, Northumberland, NE63 8HG

£650 pcm

x 2 x 1 x 1

Off Street parking

Unfurnished

Property features

- Two Bedrooms
- Lower Flat
- Fully Refurbished Throughout
- Available Now
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this two bedroom ground floor flat in Ashington, offered unfurnished. The property features a spacious reception room, two bedrooms, and a bathroom, providing practical living accommodation on one level.

Electric heating is installed throughout the flat. Off street parking is available to the rear of the property, adding convenience for residents.

The property is in Council Tax Band A and allows smokers.

This ground floor flat presents a straightforward option for those seeking accessible accommodation in Ashington.

EPC: TBC

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: Ground floor flat

USPs: Allows smokers

Parking: Off Street, Rear

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Entrance Hallway

Via composite door

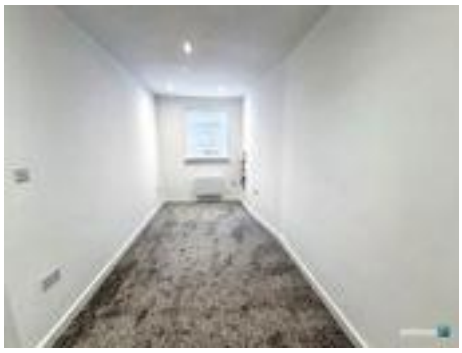
Bedroom 1

Double glazed window
-Electric heater



Bedroom 2

Double glazed window
-Electric heater



Kitchen

Open plan to lounge/diner
-Fitted wall & base units with work tops
-Integrated electric oven & hob
-Sink & drainer unit
-Wall mounted electric heater



Additional Image



Lounge/Diner

Double glazed window to rear
-2 x wall mounted electric heaters



Additional Image 1



Rear Hallway

Via composite door
-Wall mounted electric heater

Utility Room

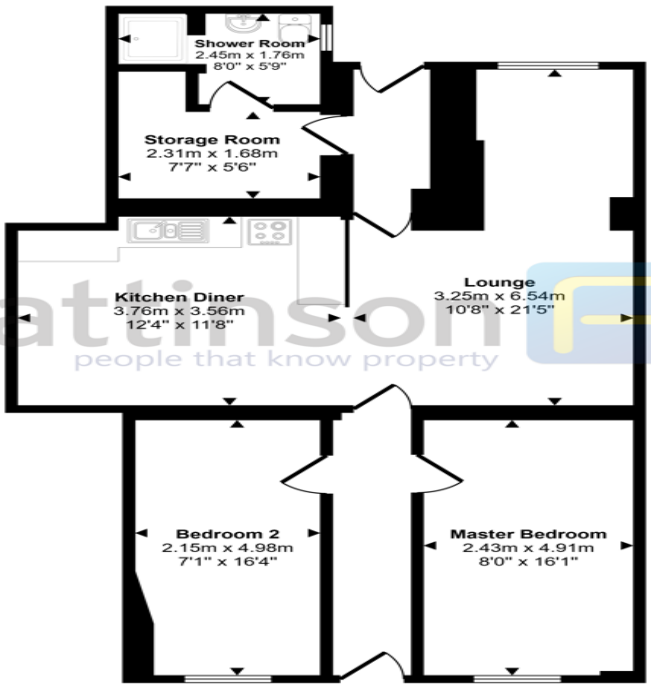
Plumbed for washing machine

Shower Room

Double glazed window
-Shower cubicle
-Low level wc
-Pedestal wash hand basin
-Extractor fan

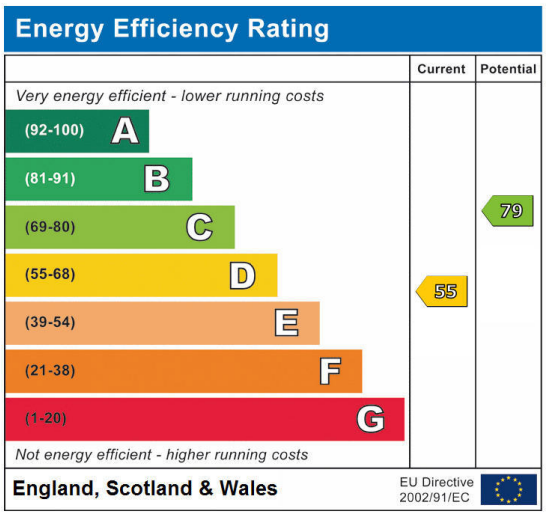


Approx Gross Internal Area
77 sq m / 827 sq ft



Floorplan

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.



Station Road, Ashington, Northumberland, NE63 8HG

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

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