

2 bed ground floor flat to rent in

Hawthorn Road, Ashington, Ashington, Northumberland, NE63 9AX

£600 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Two Bedrooms
- Lower Flat
- Recently Refurbished Throughout
- D/G & GCH
- Available Soon

Key Information

- Council Tax: Band A
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
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- Flexible viewing slots
- Accompanied viewings

Description

TWO BEDROOMS - LOWER FLAT - REFURBISHED THROUGHOUT - AVAILABLE NOW

Pattinson Estate Agents are delighted to offer to let this recently refurbished two bedroom ground floor flat in Ashington. This lower flat is presented unfurnished and is available now, providing a fresh and neutral setting for prospective tenants.

The property features double glazing and gas central heating, ensuring comfort throughout the year. There is one reception room, a bathroom, and on street parking is available. The flat is within Council Tax Band A.

EPC rating is to be confirmed.

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: £692.31

Rent: £600 pcm

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Entrance Lobby

Double glazed door
-Storage cupboard

Bathroom

Double glazed window
-Panelled bath with shower over
-Low level wc
-Pedestal wash hand basin
-Radiator



Kitchen

Double glazed window
-Fitted wall & base units with work tops
-Sink & drainer unit
-Plumbed for washing machine
-Integrated oven & hob with extractor hood



Living Room

Double glazed window
-2 x cupboards
-Radiator



Bedroom 1

Double glazed french doors to front garden
-Radiator



Bedroom 2

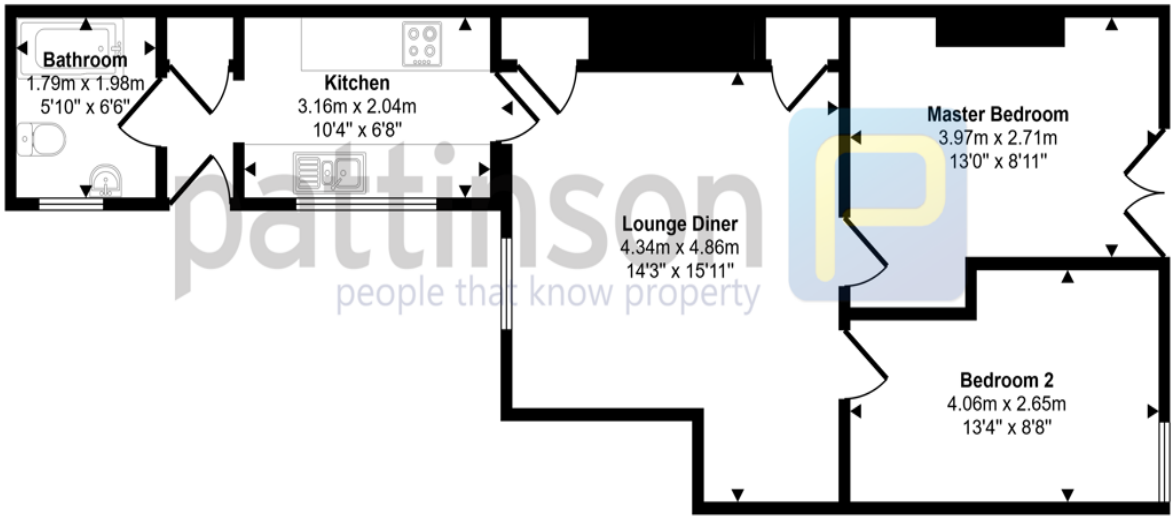
Double glazed window
-Radiator



Externally

Town garden to front
-Shared yard to rear

Approx Gross Internal Area
56 sq m / 602 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.

Hawthorn Road, Ashington, Ashington, Northumberland, NE63 9AX

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

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