2 bed lower flat to rent in NE62

Ellesmere Gardens, Choppington,
Choppington, Northumberland, NE62 5TY

£650 pcm

x 2 x 1 x 1

Off Street parking

Unfurnished

Property features

- Available Now!
- Modernised Throughout
- Stylish Bathroom & Kitchen
- Two Bedrooms
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We offer a modernised ground floor flat, available to let on a partially furnished basis. The property is conveniently placed close to shops, schools and good road links onto the A189, Ashington town centre and the scenic walks along the river Wansbeck.

Inside the property, there is a modern fitted kitchen and stylish bathroom suite. A generous sized living room is large enough to also house a dining table. Two good-sized bedrooms completes the accommodation.

The home is decorated and presented to a good standard - viewing is highly recommended!

Externally there is a small yet private yard. The river Wansbeck is just down the road.

To obtain further information or to arrange an internal viewing, please contact the local lettings teams to set up an appointment to view.

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: Lower Flat

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

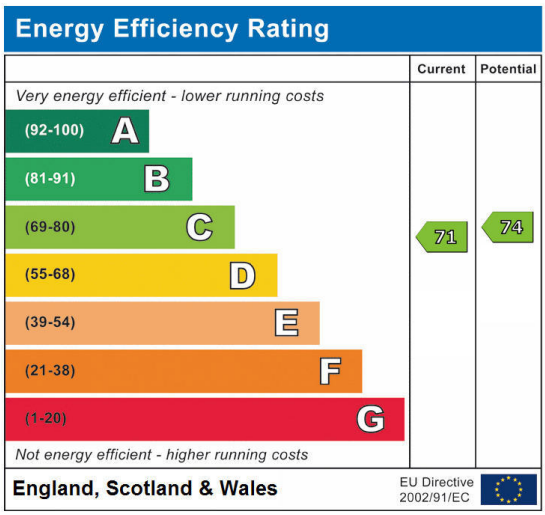
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Ellesmere Gardens, Choppington, Choppington, Northumberland, NE62 5TY

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

17-18 Market Place, Bedlington, Northumberland, NE22 5TN, Tel: 01670 568097, bedlington@pattinson.co.uk, www.pattinson.co.uk

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