1 bed lower flat to rent in NE35

Brockhampton Close, The Cotswolds, Boldon Colliery, Tyne and Wear, NE35 9HD

£625 pcm

x 1 x 1 x 1

Allocated parking

Furnished

Property features

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- FURNISHED
- MODERN FITTED KITCHEN & SHOWER ROOM
- 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

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this One Bedroom Ground Floor Flat located on Brockhampton Close, Boldon Colliery.

*** THIS PROPERTY IS FURNISHED ***

The property is ideally located for local amenities with ASDA Boldon Supercentre just a short journey away, with other amenities including restaurants & cinema at Boldon Leisure Park. Public transport is with walking distance from Brockley Whins Metro for direct travel to both Newcastle City Centre & Sunderland City Centre with connections to South Shields. Excellent local road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Porch, Lounge, Kitchen, Inner Hall, Shower Room and the Bedroom. Externally to the front is a lawned garden with allocated parking to the side.

Call Pattinson Jarrow on 0191 4897431 or email jarrow@pattinson.co.uk

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: £721.15

Rent: £625 pcm

Property Type: Lower Flat

USPs: Furnished, Allows smokers

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

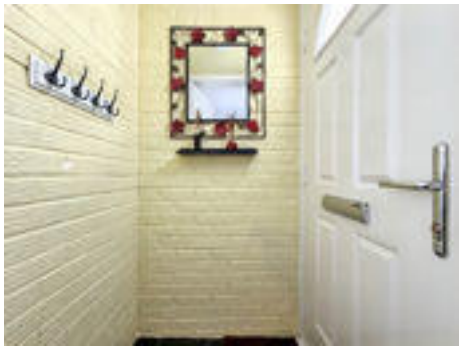
External Front

Private garden with lawn, allocated parking bay and pathway leading to entrance;

Porch

1.11m x 1.03m (3'7" x 3'4")

Composite part glazed door leading to entrance, tiled flooring;



Lounge

4.55m x 2.89m (14'11" x 9'5")

Double glazed window to front aspect, gas central heating radiator, wall mounted electric fire, built in storage, laminate flooring;

Lounge (Additional)

Kitchen

3.52m x 1.84m (11'6" x 6'0")

A range of wall and base units with contrasting work surfaces, inset stainless steel sink with mixer tap over, gas hob, integrated under counter fridge & freezer, plumbing for washing machine, tiled splashback, tiled flooring, combi boiler, gas central heating radiator, double glazed window to front and side aspect;

Bedroom

3.61m x 2.54m (11'10" x 8'4")

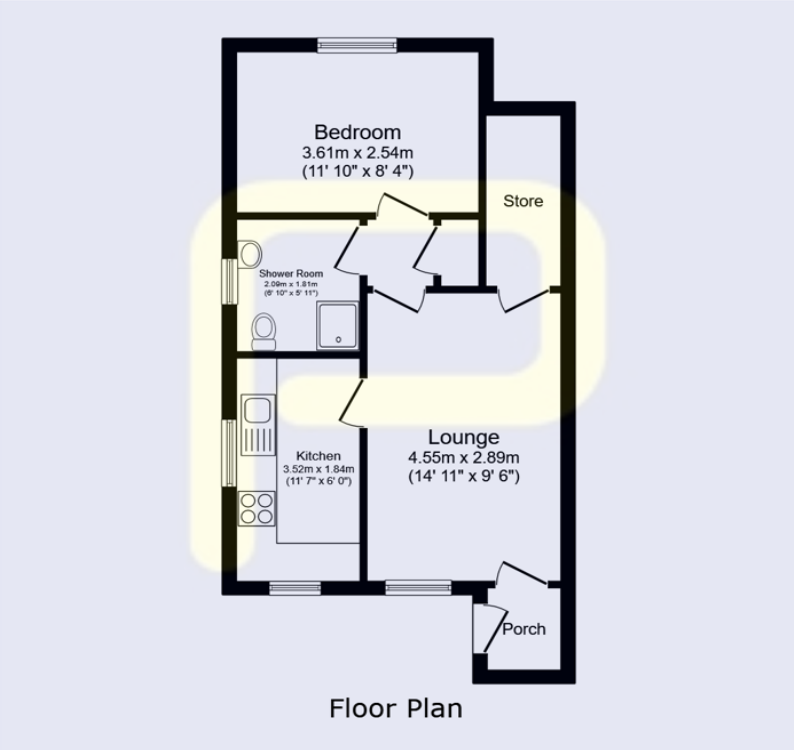
Double glazed window to rear aspect, gas central heating radiator, laminate flooring;

Bedroom (Additional)

Shower Room

2.09m x 1.81m (6'10" x 5'11")

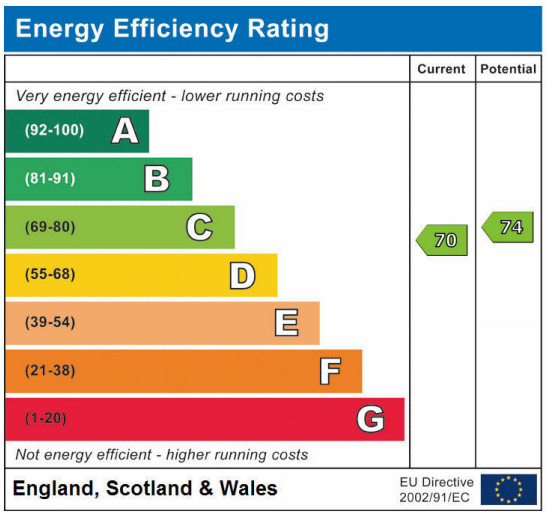
A suite consisting of shower cubicle with mains shower, pedestal wash hand basin, W/C, tiled walls, tiled flooring, extractor, gas central heating radiator, double glazed window to side aspect;



Floor Plan

Total floor area: 40.7 sq.m. (438 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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