

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12A LABURNUM TERRACE ASHINGTON NE63 0XX**



## PROPERTY TO LET

- TWO BEDROOMS
- CENTRAL LOCATION
- EPC RATING C70
- UPPER FLAT
- DOUBLE GLAZING
- GAS CENTRAL HEATING

**£500 PCM (exclusive)**

## 12A LABURNUM TERRACE ASHINGTON NE63 0XX

An upper floor flat, conveniently located close to Ashington town centre and all amenities. The accommodation comprises: Two bedrooms, bathroom with over bath shower, separate WC, lounge and kitchen.

### LOBBY

Entered via a double glazed door.



### LANDING



### LOUNGE

*17'3 x 13'5 into the bay (5.26m x 4.09m into the bay)*

Double glazed bay window, radiator.



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## KITCHEN

7'9 x 15'3 (2.36m x 4.65m)

Double glazed window, radiator, range of units with work tops.



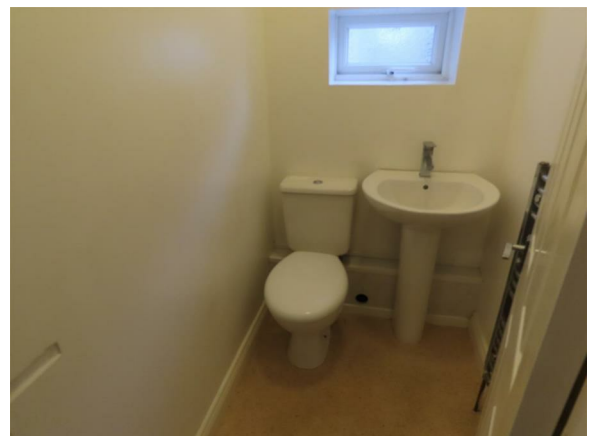
## BATHROOM

Bath with shower over and shower screen, heated towel rail.



## SEPERATE WC

Low level wc, wash hand basin.



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## BEDROOM ONE

13'3 x 12'1 (4.04m x 3.68m)

Double glazed window, radiator.



## BEDROOM TWO

15'4 x 6'5 (4.67m x 1.96m)

Double glazed window, radiator.



## VIEWING

Strictly by appointment through our Morpeth Office - (01670) 513533 - Option 2

## RENT AND TERMS

£500.00 per calendar month exclusive.

Please note that the Tenant(s) is/are responsible for all utilities and services including Council Tax.

Minimum period of six months Assured Shorthold Tenancy.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£500.00 Security Deposit

£500.00 One months rent due in advance

## DEPOSIT INFORMATION

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme.

As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service.

Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0870 7071707 or accessing their web site at [www.depositprotection.com](http://www.depositprotection.com)

## REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

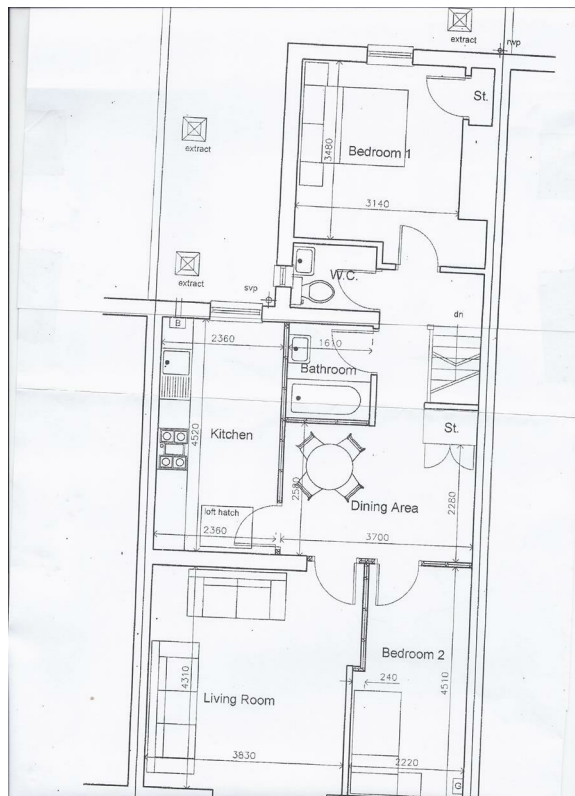
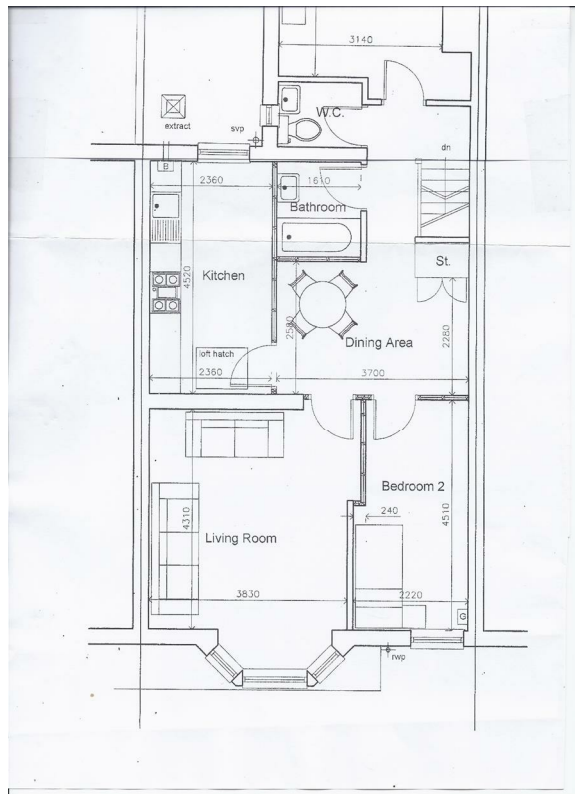
We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.


This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.


## FLOORPLANS

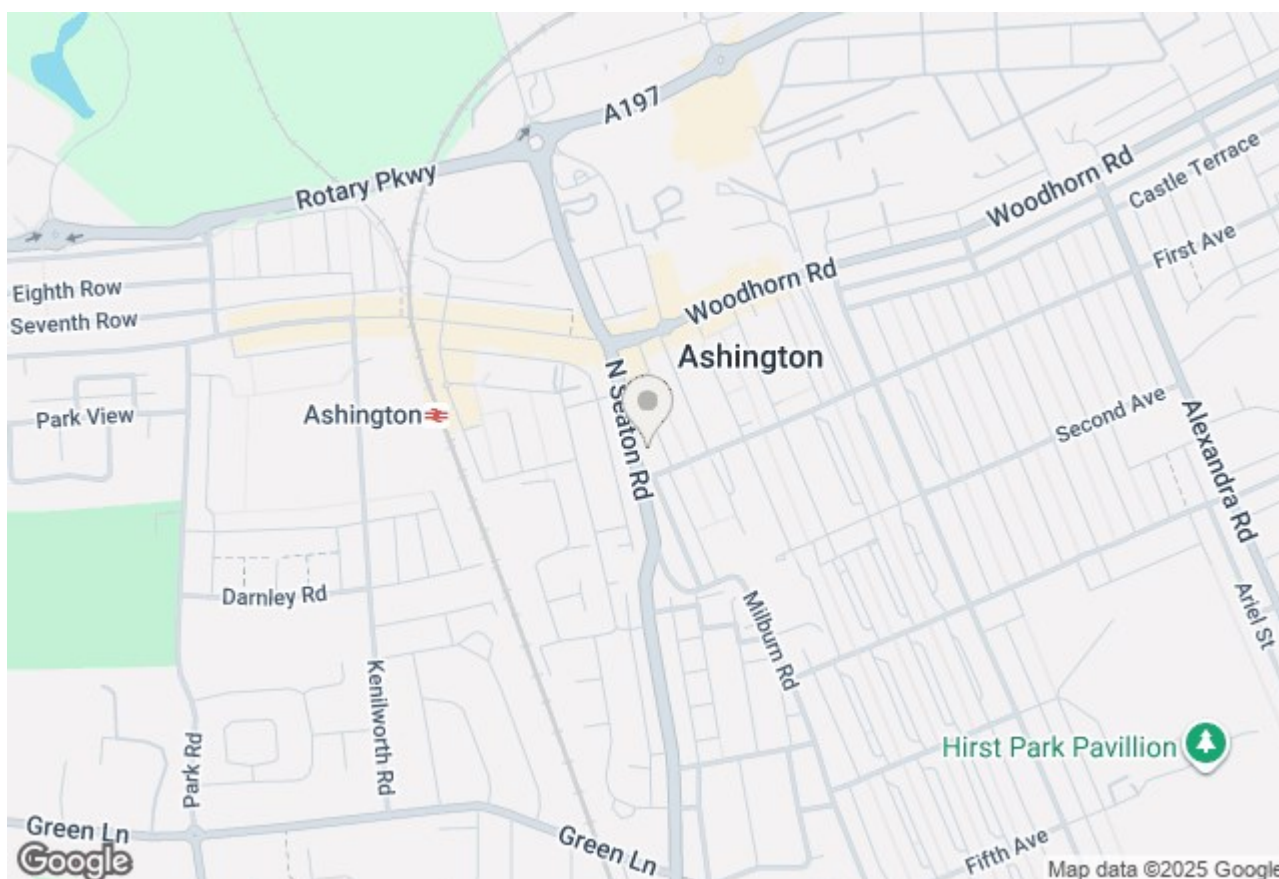


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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