

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

21 HARTHOPE ELLINGTON MORPETH NORTHUMBERLAND NE61 5ET



PROPERTY TO LET

- Ground Floor Flat
- Rear Garden
- Gas Central Heating
- Two Bedrooms
- Recently Refurbished
- UPVC Double Glazing

£495 PCM (exclusive)

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The property comprises a two bedroom ground floor flat with the benefit of gas central heating, double glazing, and rear garden.

ACCOMMODATION

ENTRANCE LOBBY

LIVINGROOM

11'0" by 15'10" (3.37m by 4.85m)

Coving. Dado rail. UPVC double glazed window. Two radiators. Electric fire. Half glazed door to lobby.



KITCHEN

8'10" by 6'5" (2.70m by 1.98m)

Range of white fronted wall and floor storage units. 1.5 bowl single drainer sink unit. Tiled splash backs. Plumbing for automatic washing machine. One radiator. UPVC double glaze window and door to rear garden.



INNER LOBBY

Meter cupboard.

BEDROOM ONE

9'11" by 12'7" (3.03m by 3.84m)

L-shaped. UPVC double glazed window. One radiator.



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BEDROOM TWO

7'6" (maximum) by 9'6" (2.30m (maximum) by 2.91m)

UPVC double glazed window. One radiator. Boiler cupboard with 'Baxi Duotec 2 Combi 24ga' condensing combination boiler service domestic hot water and central heating service. Linen cupboard.



BATHROOM/W.C.

6'4" by 6'5" (1.94m by 1.98m)

White suite comprising: panelled bath with 'Gainsborough Sovereign' electric shower over, close coupled w.c. and pedestal wash hand basin. One radiator. UPVC double glazed window.



EXTERNAL

Rear garden.



RENT & TERMS

£495.00 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:

£495.00 Security Deposit

£495.00 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 0330 303 0030 or accessing their web site at www.depositprotection.com

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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.

TENANT FEES

Permitted fees for tenants:

In order for the Landlord to agree to process your application and to suspend advertising the subject property as being available, the proposed Tenant will be required to pay a Holding Deposit equating to one weeks rent.

A deadline for agreement will be agreed and the proposed Tenant will be required to enter into a legally binding conditional contract to create a specific future date.

Should the proposed Tenancy not proceed due to no fault of the Tenant, for example, the Landlord withdraws from the agreement, then the Holding Deposit will be refunded in full to the Tenant.

Should the Prospective Tenant:

1. Withdraw from this contract before entering into the tenancy agreement,
2. Provide false information for referencing,
3. Fail to act reasonably to enter into the tenancy before the deadline for agreement,
4. Fail Right to Rent checks,

Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

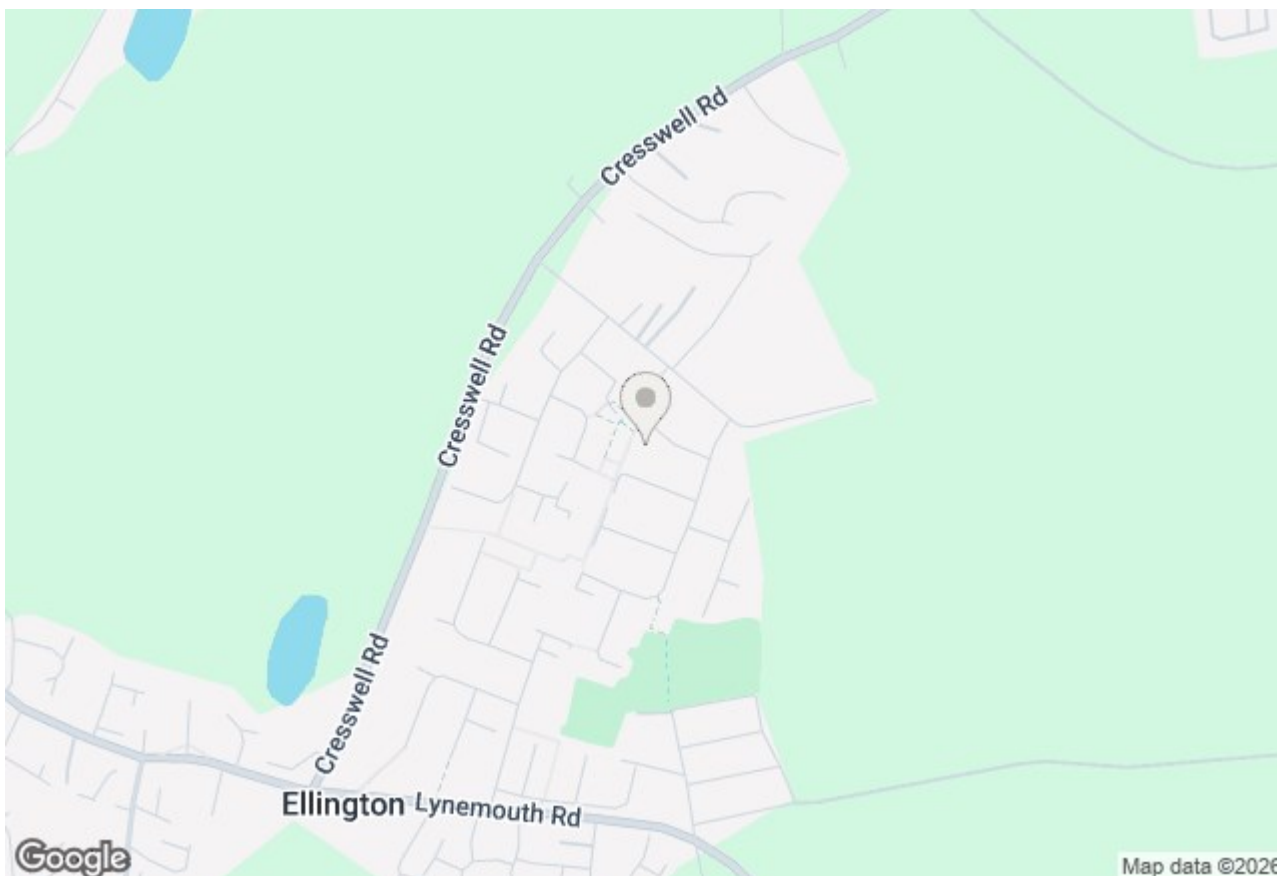
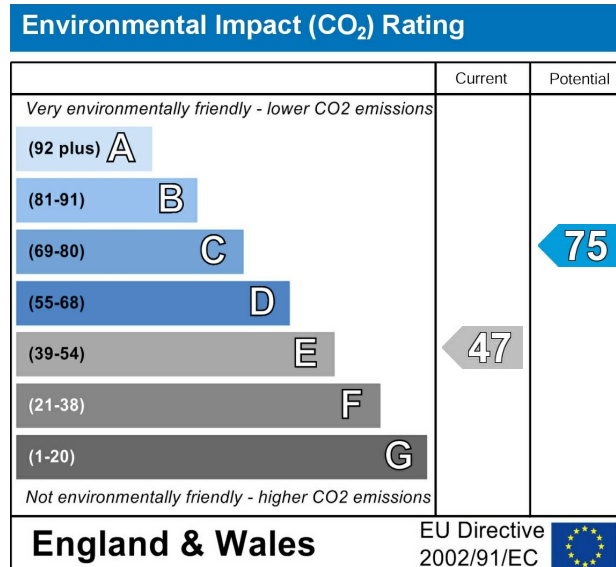
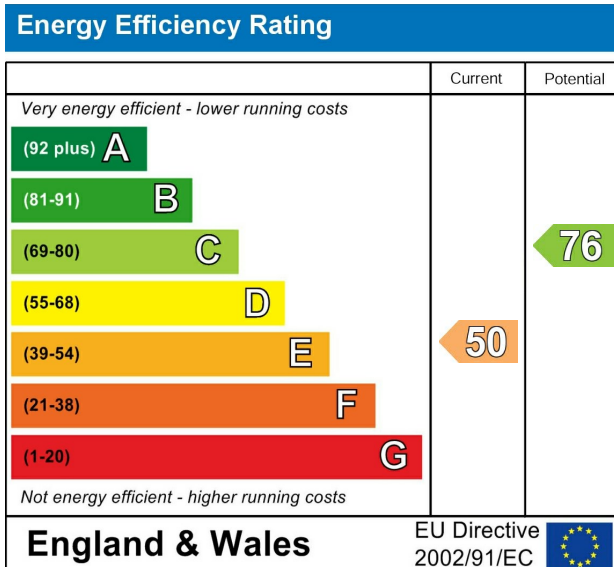
The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. The costs that may be deducted from the Holding Deposit can include, but are not limited to, the following:

1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

RENTAL: VIEWING ARRANGEMENTS

Strictly by appointment through our Rental Department: (01670) 513533 - option 2



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