

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**19 ELSDON DRIVE ASHINGTON NORTHUMBERLAND NE63 8DT**



## PROPERTY TO LET

- Spacious First Floor Flat
- Double Glazing
- Rear Garden
- 2 Bedrooms (Both Fitted)
- Gas Central Heating
- Unfurnished

**£525 PCM (exclusive)**

# 19 ELSDON DRIVE ASHINGTON NORTHUMBERLAND NE63 8DT

Impressive light and airy first floor flat with deceptively spacious accommodation benefitting from replacement upvc double glazed windows and also gas fired central heating. To the ground floor there is a large hallway with storage cupboard off leading to generous first floor landing, living room, kitchen and 2 double bedrooms. Externally there is an attractively laid out and individually owned garden to the rear.

## GROUND FLOOR

### GENEROUS ENTRANCE HALL

with wall mounted gas convector heater. Built in cupboard. Stairs leading to:

### FIRST FLOOR LANDING

with 1 radiator.

### LIVING ROOM

11'0" x 16'4" (3.35 x 4.98)

gas fire with central heating back boiler. 1 radiator.



### KITCHEN

10'11" x 7'4" (3.33 x 2.24)

base cupboards. 1 radiator, built in pantry.



### BEDROOM 1.

10'4" x 13'6" (3.15 x 4.11)

including modern fitted robes. 1 radiator.

### BEDROOM 2.

8'3" x 15'0" (2.51 x 4.57)

including modern fitted robes. 1 radiator.

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## BATHROOM

with ivory coloured suite comprising panelled bath, pedestal wash hand basin, partially tiled walls, overbath mains shower, 1 radiator, built in cupboard.



## SEPARATE W.C.

with low level modern white suite.



## OUTSIDE ACCOMMODATION:

### BRICK BUILT STORE

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## ATTRACTIVE GARDEN TO REAR

with lawn and open aspect.



## VIEWING:

BY APPOINTMENT WITH OUR MORPETH OFFICE (01670) 513533 (Option 2).

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## RENT & TERMS

£525.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax. Minimum period of twelve months Assured Shorthold Tenancy.

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

£525.00 Security Deposit

£525.00 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](http://www.depositprotection.com)

## 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.

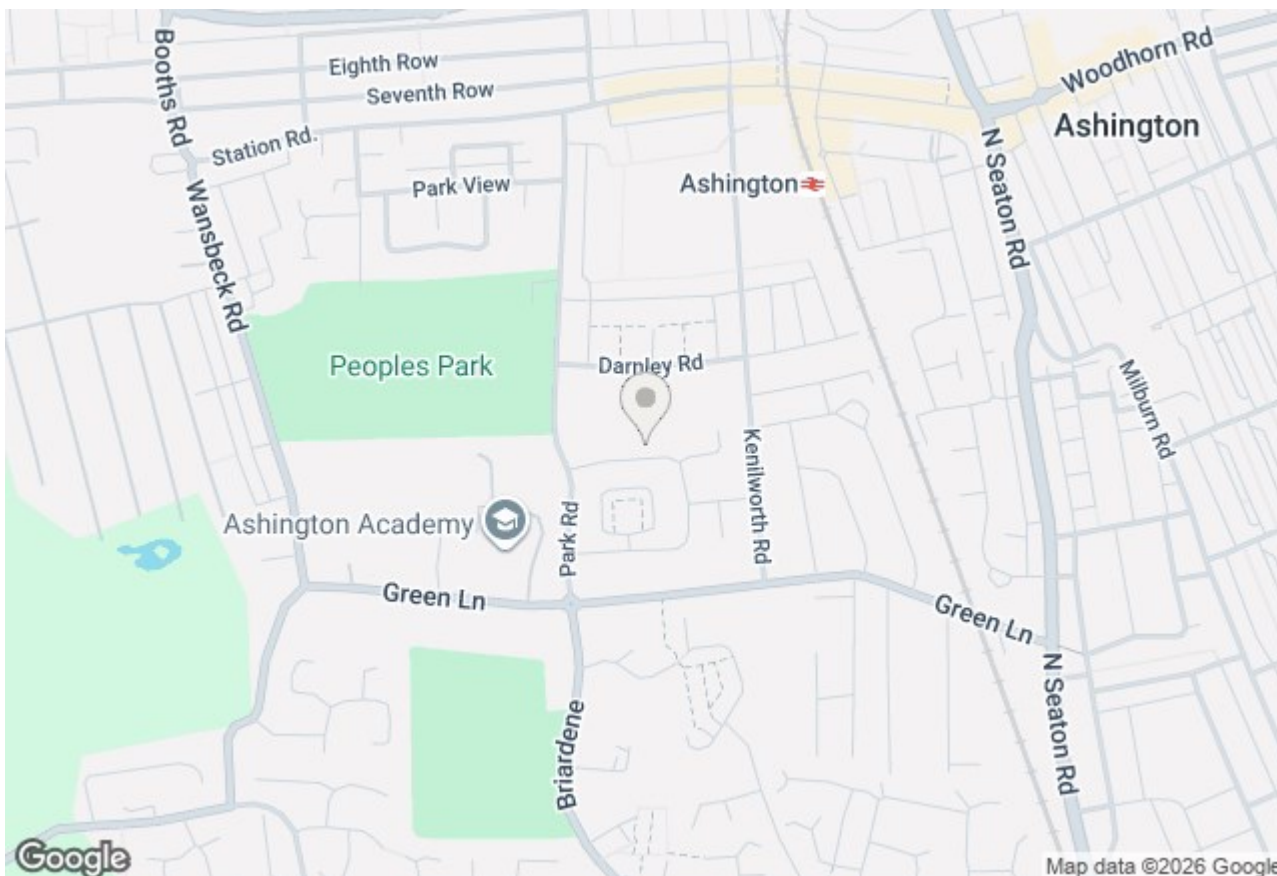
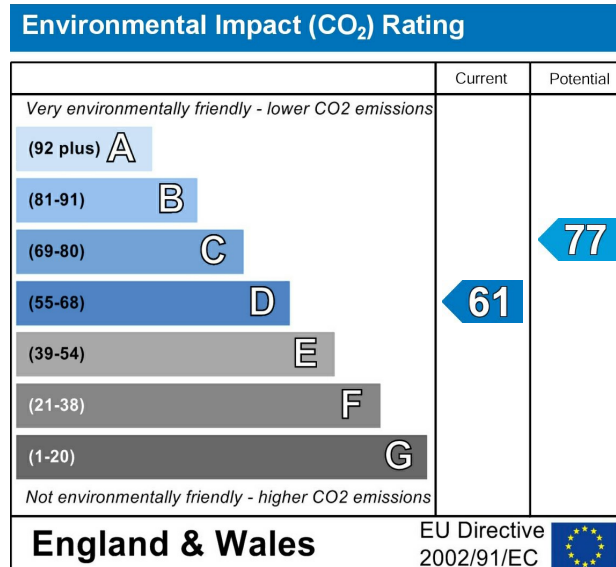
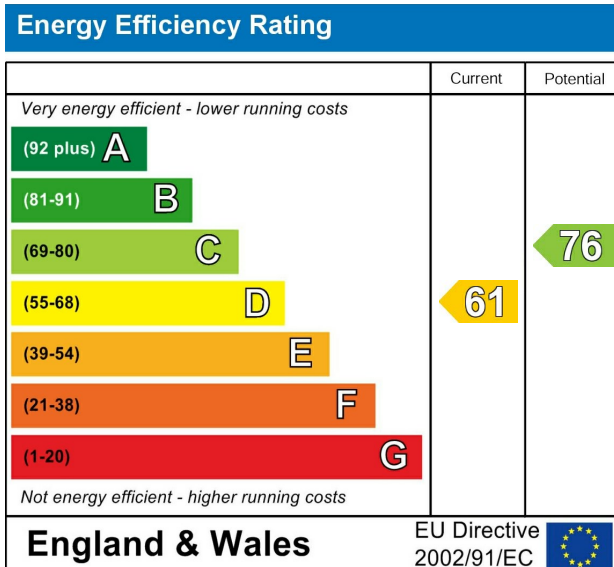
## REFERENCECS

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.

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17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)