

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

22 KIELDER DRIVE ASHINGTON NORTHUMBERLAND NE63 8DS



PROPERTY TO LET

- Maisonette
- Gas Central Heating
- Refitted bathroom
- EPC Rating - D
- UPVC Double Glazing
- Three Bedrooms
- Refitted Kitchen

£400 PCM (exclusive)

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We are pleased to offer this three bedroom maisonette to Let on an Assured Shorthold Tenancy basis. The property benefits from a refitted kitchen and bathroom, UPVC double glazing and gas central heating. Early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY & STAIRS

UPVC door. Half landing with 'Baxi 105e' combination boiler serving domestic hot water and central heating service. One double radiator.

FIRST FLOOR

LANDING

UPVC double glazed window. Plumbing for automatic washing machine, one double glazed window.

KITCHEN

6'2" by 11'10" (1.88m by 3.63m)

Range of wall and floor storage units. Stainless steel single drainer. Modern clad walls. UPVC double glazed window. Tiled floor.



LIVING/DININGROOM

DINING AREA

9'8" by 12'1" (2.97m by 3.70m)

UPVC double glazed window.

LIVING AREA

10'7" by 18'9" (3.25m by 5.74m)

Coving to ceiling. Television aerial. One double radiator. UPVC double glazed window.



SECOND FLOOR

LANDING

Access to roof space.

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BEDROOM ONE (FRONT)

9'9" by 16'4" (2.98m by 5.00m)

UPVC double glazed window. One double radiator. Built-in wardrobes.



BEDROOM TWO

7'3" by 9'3" (2.22m by 2.84m)

UPVC double glazed window. One double radiator. Built-in wardrobe.



BEDROOM THREE

8'4" by 9'4" (2.56m by 2.86m)

UPVC double glazed window. One radiator.

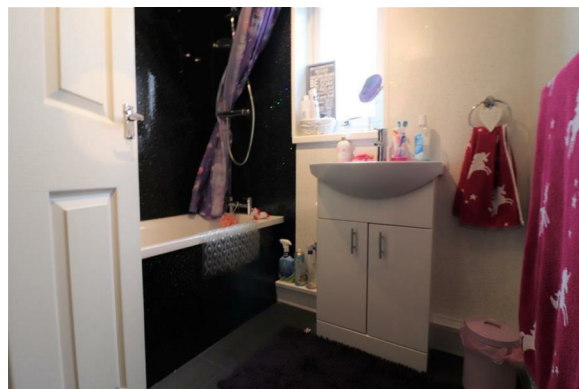
SEPARATE W.C.

Close coupled w.c.

BATHROOM

6'2" by 5'4" (1.90m by 1.63m)

White suite comprises: panelled bath with shower over and pedestal wash hand basin. One radiator. UPVC double glazed window.



RENT & TERMS

£400.00 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:

£400.00 Security Deposit

£400.00 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.

VIEWING ARRANGEMENTS

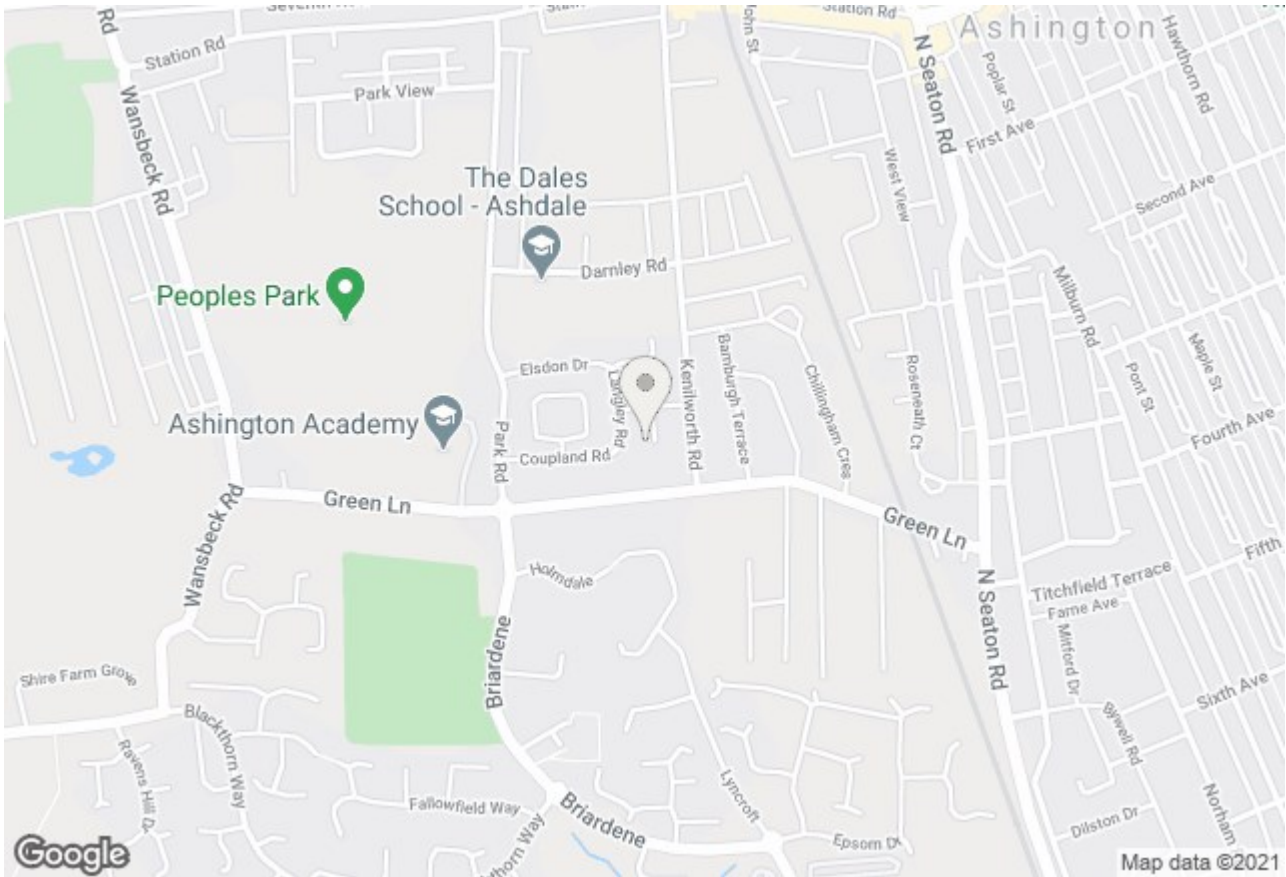
Strictly by appointment through our Rental Department: (01670) 513533 - option 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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