

Apt 1 Acorn Bank House, Cramlington



£520 PCM

Available to let April 2021, on an UNFURNISHED basis, Acorn Bank House is a newly refurbished building of eight apartments, situated in East Hartford, Cramlington. Convenient access to the A189, A19 is, and all of the amenities of Cramlington, Bedlington and Blyth.

Apartment 1 is ground floor and has plenty storage, an open plan living and kitchen area, and is accessed via communal hallway and staircase. There are two double bedrooms, a lovely bathroom and all rooms are painted white and have grey carpets. The apartments are all electric.

Call or email us to arrange a viewing on - 0191 2953322, info@next2buy.com.

The Property Comprises

Entrance

There is a communal entrance & staircase to the 1st floor. Apartment 1 is the 1st one on the left hand side on the ground floor.

Hallway

Two storage cupboard, and a small utility area.

Living Room & Kitchen

13'3" x 20'0" (4.03 x 6.10) Four double glazed port hole style windows, floor and wall units, counters and sink, electric hob and oven.

Bedroom 1

9'1" x 13'10" (2.78 x 4.22)

Bedroom 2

9'6" x 9'6" (2.89 x 2.89)

Bathroom

5'7" x 9'9" (1.70 x 2.96) Part tiled walls, heated towel rail and fitted with a white suite and a shower over the bath.

ARLA

Next2buy limited is an ARLA Licensed Member. Licence No.: M0043763

We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm

One month's rent in advance: £350.00

Damage Deposit:£400.00

Total; £750.00 (inclusive of VAT)

These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.

The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

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