

23 Albert Avenue, Wallsend



£425

We offer to the rental market this one bedroom ground floor flat which is available on an UNFURNISHED basis. The home is conveniently placed for reach of local amenities and is just a short walk into the Town Centre and the nearby WALLSEND METRO STATION.

AVAILBALE NOW the home is IMMACULATLEY PRESENTED throughout and in excellent decorative order and briefly comprises; hallway, lounge, kitchen, bathroom and bedroom. Externally there is a shared yard to the rear. Council tax band A. Energy rating D.

The Property Comprises

Hallway

Half glazed entrance door, storage cupboard, radiator.



Lounge

17'2" max x 13'9" max (5.24 max x 4.20 max) Double glazed window, radiator.



Kitchen

13'5" x 6'9" (4.09 x 2.07) Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed window, tiling to floor.



Rear Lobby

Tiling to floor, external door leading to the rear yard.

Bathroom

7'3" x 5'11" (2.21 x 1.81) Comprising; bath with shower over, low level WC and wash hand basin. Tiling to walls and floor, double glazed window, radiator.



Bedroom

15'2" x 10'3" (4.63 x 3.13) Double glazed window, coving to ceiling, radiator.



External

Externally there is a shared yard to the rear.

Initial Monies

All leases are subject to suitable references and credit checking. A month's rent in advance will be required, as will a bond (usually equivalent to a month's rent plus £50).

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.

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.

Obligations

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

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.

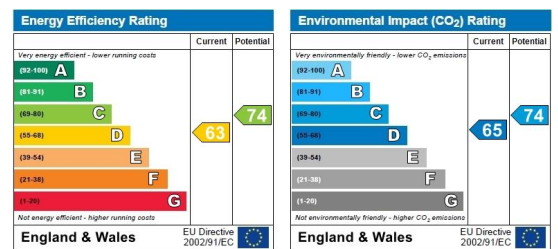
NB - The holding deposit is refundable in the following circumstances;
IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

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.

FLOOR PLANS

These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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